

# \$479,000 - 165, 2117 81 Street Sw, Calgary

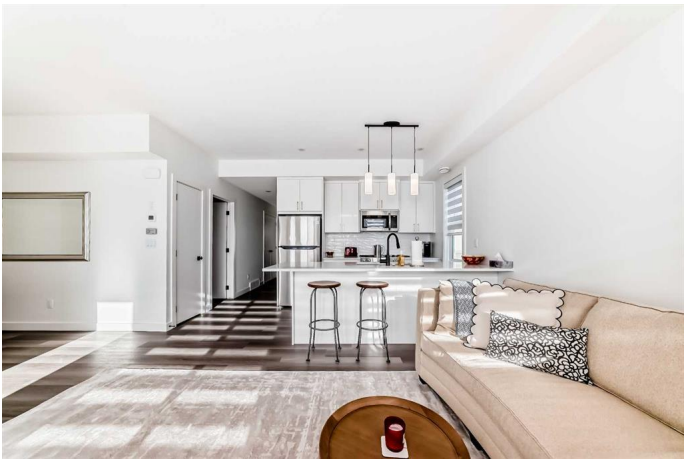
MLS® #A2232248

**\$479,000**

2 Bedroom, 2.00 Bathroom, 1,272 sqft  
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Welcome to this bright and modern southeast-facing unit featuring 2 spacious bedrooms, a versatile den, and an attached garage. Enjoy the comfort of central air and a fresh, contemporary design in this newly built home. The open-concept kitchen is flooded with natural light and offers stunning views—perfect for entertaining or relaxing. Located in a desirable neighborhood, this home includes the peace of mind of the remaining home builder warranty. Don't miss this opportunity for stylish, maintenance-free living!



Built in 2024

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2232248      |
| Price          | \$479,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,272         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Level Split |
| Status         | Active        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 165, 2117 81 Street Sw |
| Subdivision | Springbank Hill        |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H 6H5                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island                                                                             |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Stove(s) |
| Heating           | Forced Air, Natural Gas                                                                                   |
| Cooling           | Central Air                                                                                               |
| Basement          | None                                                                                                      |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Balcony                     |
| Lot Description   | Cul-De-Sac, Street Lighting |
| Roof              | Asphalt Shingle             |
| Construction      | Cement Fiber Board, Stone   |
| Foundation        | Poured Concrete             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 138             |
| Zoning         | RC-2            |
| HOA Fees       | 150             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | One Percent Realty |
|----------------|--------------------|

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