

# \$549,000 - 129, 2117 81 Street Sw, Calgary

MLS® #A2195665

**\$549,000**

2 Bedroom, 2.00 Bathroom, 1,273 sqft  
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Welcome to the budding community of Aspen Springs Townhomes! This luxurious townhome is bound to impress - featuring 2 bedrooms, 2 bathrooms, Den and attached garage. As you walk into the unit on the lower level you are met with luxury vinyl plank flooring all through the den and mudroom areas. This level also hosts the garage, storage, coat closet and little mechanical room. Flight of stairs leads up to a couple of landings with huge windows that stream in natural light. On the main floor upstairs you walk into a dining nook that flows into a living room which exits unto a balcony. The kitchen is adorned with gleaming quartz counter tops and eating area. Across from this is the utility room that doubles as laundry room. Walk down the hallway and you meet one 4pce bathroom on the right and a huge linen closet on the left. End of hallway to the right is one bedroom and to the left is the primary bedroom with a 4pce ensuite. ALL FURNITURE ARE NEGOTIABLE. This unit is nestled across from Aspen Landing and a vast array of amenities and infrastructure all around the neighbourhood and within walking distance. Urban living at its best. You can't afford to miss out on this. Call today for your private viewing.

Built in 2024

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2195665      |
| Price          | \$549,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,273         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 129, 2117 81 Street Sw |
| Subdivision | Springbank Hill        |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H 6H5                |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Other, Park, Playground, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Single Garage Attached                   |
| # of Garages   | 1  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Pantry, Quartz Counters  |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Humidifier, Microwave, Microwave Hood Fan, Washer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Basement          | None  |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Balcony, Courtyard, Private Entrance |
| Lot Description   | Street Lighting                      |
| Roof              | Asphalt Shingle                      |

|              |   |
|--------------|---|
| Construction | Composite Siding, Stone, Wood Frame, Cement Fiber Board |
| Foundation   | Poured Concrete   |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 19th, 2025 |
| Days on Market | 51                  |
| Zoning         | R-C2                |
| HOA Fees       | 150                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.