

38, 2117 81 Street SW
Calgary, Alberta

MLS # A2179268



\$469,000

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	Stacked Townhouse		
Size:	1,060 sq.ft.	Age:	2024 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Street Lighting		

Heating: Forced Air, Natural Gas

Water: Public

Floors: Vinyl Plank

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: \$ 238

Basement: None

LLD: -

Exterior: Cement Fiber Board, Stone, Stucco, Vinyl Siding, Wood Frame

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)

Inclusions: N/A

Discover this move-in-ready, stylishly upgraded Arianna Model townhome in the Elkwood project in Calgary's desirable Springbank Hill. This 995 sq ft home offers open-concept living with bright, modern finishes. Host gatherings in a chef's kitchen featuring a breakfast bar, quartz countertops, French door refrigerator with water line, and optional gas cooking. Retreat to a spacious primary bedroom with ensuite bathroom and walk-in closet. Enjoy full air-conditioning, a private balcony with gas BBQ hookup, and ample parking with attached garage and private driveway. Photos are representative.