

# \$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

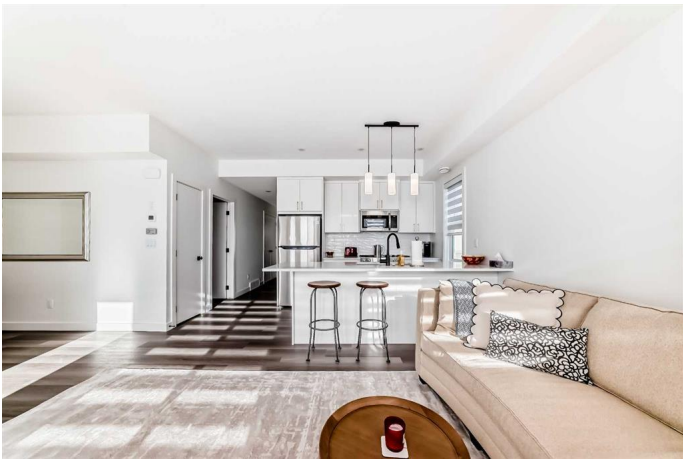
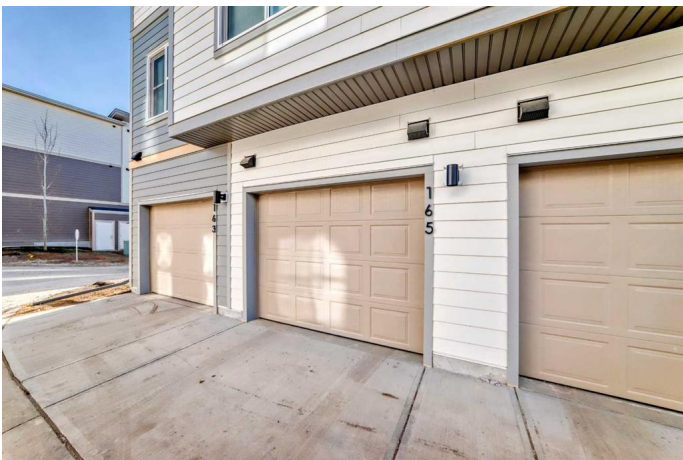
Welcome to this bright and modern southeast-facing unit featuring 2 spacious bedrooms, a versatile den, and an attached garage. Enjoy the comfort of central air and a fresh, contemporary design in this newly built home. The open-concept kitchen is flooded with natural light and offers stunning viewsâ€”perfect for entertaining or relaxing. Located in a desirable neighborhood, this home includes the peace of mind of the remaining home builder warranty. Donâ€™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	91
Zoning	RC-2
HOA Fees	150
HOA Fees Freq.	ANN

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.