

# \$438,000 - 146, 2117 81 Street Sw, Calgary

MLS® #A2247910

**\$438,000**

2 Bedroom, 2.00 Bathroom, 992 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

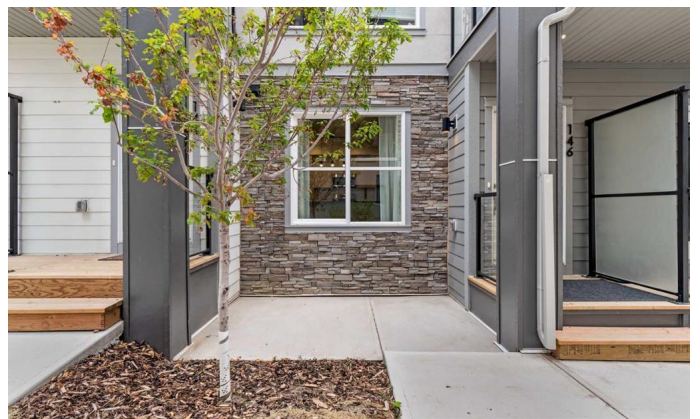
This modern designed 2 beds, 2 baths, and attached tandem garage, stacked townhouse unit on the MAIN FLOOR with spacious PATIO! The open-concept bungalow-style main floor features 9' ceilings, double pane glazing windows, and luxury vinyl plank flooring throughout the kitchen, living, dining area, bathroom, & entire bedroom. You will see a huge storage space, a utility room with a high-efficiency furnace, & a water tank on the lower level. The European-inspired kitchen features Quartz countertops, a Microwave Hood fan, High-quality cabinets, Soft-close doors, Drawers, Backsplashes, Stainless-steel appliances, and the front load washer & dryer. The newly completed Elkwood Townhouse offers affordable luxury & convenient living, close to Aspen Landing Shopping. Bordered by a natural environmental reserve & walking trails that connect throughout the community, it is a perfect location for active living & relaxation. Built by Slokker Homes, a quality builder since 1935, these homes offer the best value in Aspen and Springbank Hill.

Built in 2024

## Essential Information

MLS® # A2247910

Price \$438,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 992               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 146, 2117 81 Street Sw |
| Subdivision | Springbank Hill        |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H 6H5                |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Park, Snow Removal, Trash, Visitor Parking         |
| Parking Spaces | 2                                                  |
| Parking        | Garage Door Opener, Single Garage Attached, Tandem |
| # of Garages   | 1                                                  |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage       |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                                          |
| Cooling           | None                                                                                                              |
| # of Stories      | 2                                                                                                                 |
| Basement          | None                                                                                                              |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Lighting, Private Entrance                                         |
| Lot Description   | Landscaped, Low Maintenance Landscape, Many Trees, Street Lighting |
| Roof              | Asphalt Shingle                                                    |

|              |                                     |
|--------------|-------------------------------------|
| Construction | Concrete, Stone, Stucco, Wood Frame |
| Foundation   | Poured Concrete                     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 75                |
| Zoning         | M-1               |
| HOA Fees       | 150               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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