

# \$706,125 - 2001, 2231 81 Street Sw, Calgary

MLS® #A2149581

## \$706,125

3 Bedroom, 3.00 Bathroom, 1,533 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

This delightful Heritage model townhome in Juniper offers a perfect blend of comfort and style, making it an ideal choice for families and professionals. Featuring a den on the first floor that can be a perfect home office, this spacious home includes 3 bedrooms and 2.5 bathrooms (including an ensuite). The open-concept living and dining area is designed for modern living and entertaining, with rooms filled with natural light, creating a warm and inviting atmosphere. The kitchen boasts an elegant quartz countertop breakfast bar and stainless steel appliances. Enjoy the professionally landscaped front yard and convenient single-attached garage with additional parking on the driveway. Located in the vibrant Springbank Hill community, this home is close to Aspen Landing Shopping Centre, Rundle College, Griffith Woods, Ambrose University, an impressive variety of restaurants and takeaway options, and senior care facilities. Pre-construction, showings on site are available. Photos are representative.

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2149581  |
| Price      | \$706,125 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,533         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2001, 2231 81 Street Sw |
| Subdivision | Springbank Hill         |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H 3V8                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Stone Counters, Kitchen Island, Open Floorplan, Pantry                          |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                                     |
| Cooling           | None                                                                                           |
| Basement          | None                                                                                           |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Balcony                                        |
| Lot Description   | Corner Lot, Landscaped, Underground Sprinklers |
| Roof              | Asphalt Shingle                                |
| Construction      | Cement Fiber Board, Wood Frame                 |
| Foundation        | Poured Concrete                                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2024 |
| Days on Market | 282             |
| Zoning         | TBD             |
| HOA Fees       | 150             |
| HOA Fees Freq. | ANN             |

**Listing Details**

Listing Office            Bode Platform Inc.

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