

A520, 2026 81 Street SW  
Calgary, Alberta

MLS # A2194380

**\$425,000**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Springbank Hill                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)    |               |                   |
| <b>Style:</b>    | Apartment                             |               |                   |
| <b>Size:</b>     | 737 sq.ft.                            | <b>Age:</b>   | 2026 (-1 yrs old) |
| <b>Beds:</b>     | 2                                     | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Stall, Titled |               |                   |
| <b>Lot Size:</b> | -                                     |               |                   |
| <b>Lot Feat:</b> | -                                     |               |                   |

|                    |                                                                                                                      |                   |              |
|--------------------|----------------------------------------------------------------------------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Baseboard, Hot Water, Natural Gas                                                                                    | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Vinyl Plank                                                                                                          | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                      | <b>Condo Fee:</b> | \$ 197       |
| <b>Basement:</b>   | None                                                                                                                 | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Brick, Composite Siding, Stucco, Wood Frame                                                                          | <b>Zoning:</b>    | R-G          |
| <b>Foundation:</b> | Poured Concrete                                                                                                      | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Walk-In Closet(s) |                   |              |

**Inclusions:** Garage Door Openers, Window Coverings All.

Welcome to Springbank Hill, one of Calgary's most sought-after communities. Wolfberry is a new 6-storey condominium project featuring a shared rooftop patio with stunning mountain views. This spacious 2-bedroom unit offers a private south-facing balcony, modern finishings, and beautifully landscaped surroundings with scenic paved pathways only minutes from a natural reserve. Designed with European-inspired 'hygge' living in mind, the open-concept interior features a well-appointed kitchen with quartz countertops, high-quality cabinetry, soft-close drawers and stainless-steel appliances. Luxury vinyl plank flooring with cork underlay extends throughout the main living spaces providing durability and comfort. Added conveniences include a stacked front-load washer and dryer and a titled, heated underground parking stall. Photos are representative.