

81, 2117 81 Street SW  
Calgary, Alberta

MLS # A2205413

**\$579,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,271 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 266
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	RC-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Pantry, Quartz Counters		

**Inclusions:** all furniture and household items within the unit

Priced to sell with everything inside the unit as seen on photos! This Top End unit is not like any other within the complex. Luxury Vinyl plank all through the unit including stairs (upgrade worth thousands of dollars). Whether you come in from the single attached garage or the front door, you walk into a warm and welcoming den area with mud room and storage area. Up a flight of stairs flanked by big windows streaming lots of natural light. On the main floor upstairs you find fully decked out living room, dining area kitchen with a balcony overlooking the courtyard. Pantry, laundry room and huge linen closet are on the left of the hallway. 4pc bathroom to the right with upgraded tile floor. On the left side you walk into a spacious primary bedroom with walk through closet and a 4pc ensuite bathroom. To the right corner of the unit is the second bedroom overlooking the courtyard. This unit still has builder warranty transferrable to new owner. You can't afford to miss this one! Call now for your private viewing.