

\$539,000 - 86, 2117 81 Street Sw, Calgary

MLS® #A2244385

\$539,000

3 Bedroom, 2.00 Bathroom, 1,293 sqft
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

A Major Price Deduction! Immediate Occupancy! This Stunning Bungalow-style 3 bedrooms & 2 baths townhome with finished walk-out basement is perfect for those seeking comfort, style, and convenience. Open-concept Layout: Seamlessly connected living and dining areas with expansive windows that fill the space with natural light. Modern Kitchen: Equipped with stainless steel appliances, quartz countertops, elegant finished cabinets, and backsplash. Luxury LVP flooring throughout the main living areas, and soft carpeting in the bedrooms for added comfort. Enjoy a generous primary bedroom complete with a stand-up shower! An additional 2 bedrooms and a family room in the walk-out basement. Step outside to your private patio, perfect for relaxing or hosting outdoor gatherings. Attached garage plus an additional driveway space - park 2 vehicles with ease. Live in one of the most desirable neighborhoods, with access to excellent schools, amenities, and environmental reserve park.



Built in 2025

Essential Information

MLS® #	A2244385
Price	\$539,000
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	1,293
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

Community Information

Address	86, 2117 81 Street Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H3V8

Amenities

Amenities	Visitor Parking, Park, Snow Removal, Trash
Parking Spaces	2
Parking	Driveway, Oversized, Single Garage Attached
# of Garages	1

Interior

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

Exterior

Exterior Features	Lighting, Balcony, Private Entrance
Lot Description	Low Maintenance Landscape, Street Lighting, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 31st, 2025
Days on Market 92
Zoning M-1
HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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