

# \$635,000 - 111, 2231 81st Street Sw, Calgary

MLS® #A2248191

**\$635,000**

3 Bedroom, 3.00 Bathroom, 1,549 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

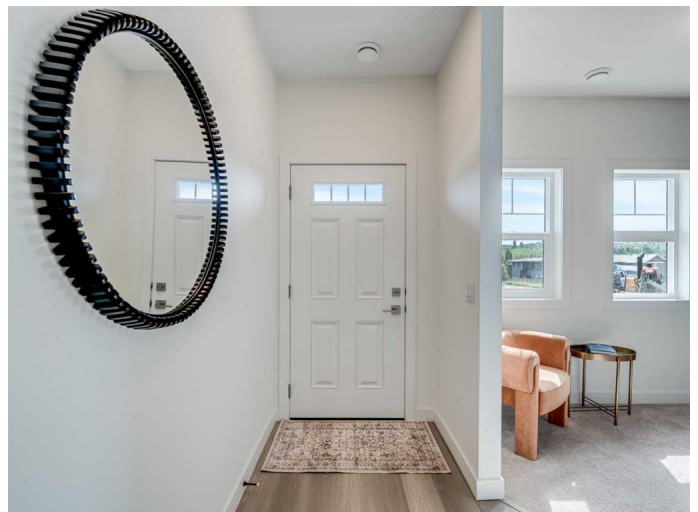
"Immediate Occupancy" Discover the charm and convenience of our Juniper Townhomes â€” a collection of stylish heritage-style row townhouses near the heart of our beautiful Environment Reserve Park!

This Heritage model B (Corner unit) offers the perfect blend of comfort and function, ideal for families and professionals alike. With 3 bedrooms, 2.5 bathrooms, and a versatile main-floor den, this spacious home is designed for modern living.

Upon entry, you'll find a bright, ground-floor den/home office featuring a large window, closet, and a convenient powder room. Enjoy a professionally landscaped front yard, a single attached garage, and additional driveway parking.

The open-concept main floor boasts 9' ceilings and is filled with natural light, creating a warm and inviting space for everyday living or entertaining. The modern kitchen features quartz countertops, a breakfast bar, professional stainless steel appliances, and a chimney-style hood fan. Sliding doors open to a full-sized balcony â€” ideal for relaxing or dining outdoors.

Upstairs, you'll find two spacious bedrooms, including a primary suite with a double access closet and a private ensuite featuring a stand-up shower and sliding glass door. A second full 3-piece bathroom serves the additional bedroom, which can easily double as a home office. The upper level also includes a conveniently located washer and



dryer, a linen closet, and thoughtful storage throughout.

This home is located in vibrant Springbank Hill and offers easy access to Aspen Landing, Rundle College, Griffith Woods, Ambrose University, restaurants, and senior care facilities. \*\*The GST and \$10,000 upgrade are included in the price\*\*

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2248191      |
| Price          | \$635,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,549         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 111, 2231 81st Street Sw |
| Subdivision | Springbank Hill          |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 3V8                  |

**Amenities**

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Community Gardens, Park, Trash, Visitor Parking      |
| Parking Spaces | 2                                                    |
| Parking        | Driveway, Garage Door Opener, Single Garage Attached |
| # 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, Range Hood, Refrigerator, Washer/Dryer Stacked   |
| Heating           | High Efficiency, Forced Air, Humidity Control, 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      | Composite Siding, Concrete, Stone, Stucco, Wood Frame              |
| Foundation        | Poured Concrete                                                    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 47                |
| Zoning         | M-1               |
| HOA Fees       | 150               |
| 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.