

# \$490,000 - 151, 2117 81st Street Sw, Calgary

MLS® #A2250679

**\$490,000**

2 Bedroom, 2.00 Bathroom, 1,400 sqft  
Residential on 0.00 Acres

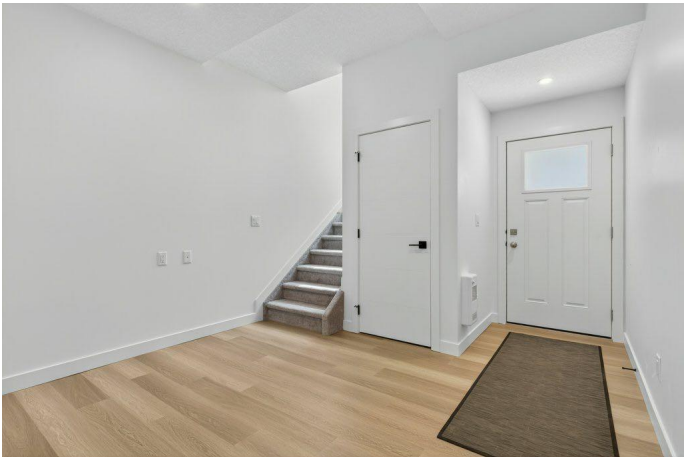
Springbank Hill, Calgary, Alberta

Welcome to this bright and modern new 2024 townhome in the growing community of Aspen Springs! Featuring 2 spacious bedrooms, a versatile den, 2 bathrooms, and an attached garage, this home offers both comfort and style. Enjoy the convenience of AC, luxury vinyl plank flooring, and an open-concept design filled with natural light. The contemporary kitchen boasts quartz countertops, a dining nook, and stunning views, flowing seamlessly into the living room with access to a private balcony—perfect for entertaining or relaxing. Upstairs, the primary suite includes a 4-piece ensuite, complemented by a secondary bedroom, full bath, and laundry/utility room. Ideally located across from Aspen Landing, with shops, dining, and amenities just steps away. Furniture is negotiable. Stylish, low-maintenance living at its best!

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2250679  |
| Price          | \$490,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,400     |
| Acres          | 0.00      |
| Year Built     | 2024      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Row/Townhouse     |
| Style    | 2 and Half Storey |
| Status   | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 151, 2117 81st Street Sw |
| Subdivision | Springbank Hill          |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 6H5                  |

### Amenities

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

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)                                                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                                                                                  |
| Cooling           | Central Air                                                                                                                 |
| Basement          | None                                                                                                                        |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Courtyard                    |
| Lot Description   | Other                                                   |
| Roof              | Asphalt Shingle                                         |
| Construction      | Cement Fiber Board, Composite Siding, Stone, Wood Frame |
| Foundation        | Poured Concrete                                         |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 46                |
| Zoning         | DC                |
| HOA Fees       | 150               |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Royal LePage Mission Real Estate

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