

\$575,000 - 144, 2231 81st Street Sw, Calgary

MLS® #A2254497

\$575,000

2 Bedroom, 3.00 Bathroom, 1,400 sqft

Residential on 0.00 Acres

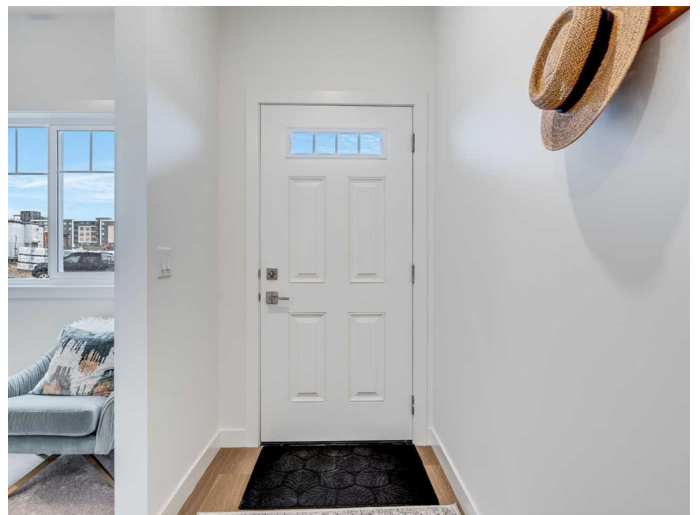
Springbank Hill, Calgary, Alberta

Explore a series of stylish heritage-inspired row houses located close to the center of our scenic Environment Reserve Park!

This Heritage model A combines comfort and functionality, making it perfect for families and professionals. With 2 bedrooms, 2.5 bathrooms, and a flexible main-floor den, this expansive home is tailored for contemporary living.

Upon entering, you will discover a bright ground-floor den or home office that includes a large window, a closet, and a handy powder room. Enjoy a beautifully landscaped front yard, a single attached garage, and additional parking in the driveway.

The open-concept main floor features 9' ceilings and is bathed in natural light, creating a cozy and welcoming atmosphere for daily living or entertaining guests. The modern kitchen is equipped with quartz countertops, a breakfast bar, high-end stainless steel appliances, and a chimney-style range hood. Sliding doors lead to a full-sized balcony — perfect for unwinding or dining outside. On the upper level, there are two roomy bedrooms, including a primary suite that has a double access closet and a private ensuite with a stand-up shower and a sliding glass door. A second full 3-piece bathroom is available for the additional bedroom, which can also serve as a home office. The upper floor further includes a washer and dryer conveniently situated, a linen closet, and ample storage options 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 price includes GST.**

Built in 2025

Essential Information

MLS® #	A2254497
Price	\$575,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,400
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	144, 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, Soaking Tub, Storage, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked, Humidifier
Heating	Forced Air, Natural Gas, High Efficiency, Humidity Control
Cooling	None
# of Stories	3
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	September 6th, 2025
Days on Market	50
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.