

**4, 2117 81 Street SW**  
**Calgary, Alberta**

**MLS # A2180753**



**\$474,900**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Stacked Townhouse		
<b>Size:</b>	833 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Low Maintenance Landscape		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 122
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Say hello to this bright and open concept 2 bedroom, 2 bathroom end unit townhouse in the highly sought-after community of Springbank Hill. This townhouse is part of the Elkwood Townhomes project built by the well-established Slokker Homes. As you step into to the unit, you'll be welcomed by the large windows pouring sunlight into the living space followed by the exquisite kitchen. The kitchen boasts stainless steel appliances, quartz countertops and a convenient breakfast bar. Walking through the rest of the unit will lead you to the two spacious bedrooms. This unit is perfectly positioned to admire the sunset daily through the West facing windows without obstruction. The primary bedroom has its own walk in closet and a 4 piece ensuite bathroom simultaneously providing privacy and convenience. The second full bathroom completes the unit with built-in shelves for practical storage. Additionally, the laundry can be found on the main floor, making laundry days so much easier. Vinyl plank throughout the unit ensures durability and low maintenance, giving you one less thing to worry about. Downstairs will take you to your double tandem garage. This wonderful community has so much to offer including multiple nature reserves for walking or biking, or just getting a break from the mayhem of the city. In addition, a multitude of prestigious schools are less than 10 minutes away including Webber Academy, Calgary Academy, Rundle College and many more. Aspen Landing shopping centre is a 2 minute drive away with plenty of stores, restaurants and amenities. This is the perfect unit for anyone looking for convenience, luxury and comfort. Landscaping will be finished by the end of September. Book a showing today!