

## 780-831-7725 jackadmin@gpremax.com

## 165, 2117 81 Street SW Calgary, Alberta

MLS # A2232248



\$479,000

Division:	Springbank Hill					
Type:	Residential/Other					
Style:	3 Level Split					
Size:	1,272 sq.ft.	Age:	2024 (1 yrs old)			
Beds:	2	Baths:	2			
Garage:	Single Garage Attached					
Lot Size:	0.00 Acre					
Lot Feat:	Cul-De-Sac, Street Lighting					

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 266
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	RC-2
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island

Inclusions: Central Air

Welcome to this bright and modern southeast-facing unit featuring 2 spacious bedrooms, a versatile den, and an attached garage. Enjoy the comfort of central air and a fresh, contemporary design in this newly built home. The open-concept kitchen is flooded with natural light and offers stunning views—perfect for entertaining or relaxing. Located in a desirable neighborhood, this home includes the peace of mind of the remaining home builder warranty. Don't miss this opportunity for stylish, maintenance-free living!