

# \$450,000 - 28, 2117 81 Street Sw, Calgary

MLS® #A2227816

**\$450,000**

2 Bedroom, 2.00 Bathroom, 963 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Discover Elkwood in Aspen Springs, one of Calgary's most desirable communities. This brand new stacked townhome is loaded with nearly \$30,000 upgrades, including central A/C, a gas BBQ line, custom window coverings, and frameless glass shower doors with full-height tile surrounds.

Located on the top floor with 2 spacious bedrooms and 2 full bathrooms, this modern home features an open concept layout enhanced by 9-foot ceilings, large windows, and wide-plank luxury vinyl flooring, creating a bright and inviting atmosphere throughout.

The sleek, designer kitchen impresses with quartz countertops, soft-close cabinetry, a tiled backsplash, stainless steel appliances, and a built-in microwave hood fan—perfect for both everyday living and entertaining.

Enjoy the convenience of a main floor laundry room with front-load washer and dryer and generous storage space. The lower level offers additional storage and private direct access to your own garage—a rare and valuable feature.

Ideally located just minutes from Aspen Landing, walking trails, schools, and natural green spaces, this home is the perfect balance of style, comfort, and convenience. Whether you're looking for your first home, a smart investment, or a low-maintenance lifestyle



upgrade”this one checks all the boxes.

Built in 2024

Essential Information

MLS® #	A2227816
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	963
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

Community Information

Address	28, 2117 81 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	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Breakfast Bar, Stone Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air

Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Stucco, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	June 4th, 2025
Days on Market	52
Zoning	DC
HOA Fees	150
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.