# \$588,000 - 144, 2231 81st Street Sw, Calgary

MLS® #A2254497

## \$588,000

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 â€" 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.

### Built in 2025

## **Essential Information**

MLS® # A2254497 Price \$588,000

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

<sup>\*\*</sup>The price includes GST.

Interior Features Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters,

Recessed Lighting, Soaking Tub, Storage

Appliances Dishwasher, Electric Stove, Garage Control(s), Humidifier, Range Hood,

Refrigerator, Washer/Dryer Stacked

Heating High Efficiency, Forced Air, Humidity Control, Natural Gas

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 40
Zoning M-1
HOA Fees 150

HOA Fees Freq. ANN

# **Listing Details**

Listing Office CIR Realty

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.