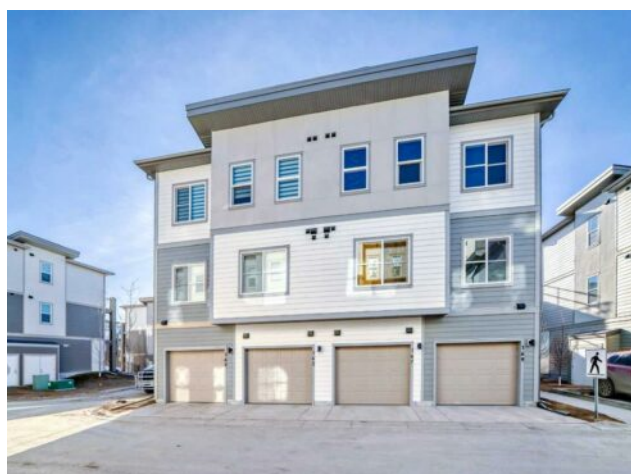


165, 2117 81 Street SW  
Calgary, Alberta

MLS # A2190332



**\$547,900**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,272 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 266
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	RC-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island		

**Inclusions:** n/a

Welcome home! Discover this stunning, newly developed SW community. Perfectly located just steps away from Stoney Trail, commuting has never been easier! 2 Spacious Bedrooms with ample natural light, a walk-in closet to your ensuite bathroom. A Den area on ground level, a great spot for a home office or gym/yoga area, with newly installed central air! Modern, open-concept layout with stylish finishes, the 1 car garage is an added highlight to the home. Storage closets on the ground level floor. The home is roughed in for central air. The views from the top floor you can catch the mountains there. Low-maintenance living Close to parks, schools, shopping, and dining options in Aspen. Enjoy the convenience of suburban living while staying connected to the city's amenities and nearby C-Train. This home offers the perfect blend of comfort, style, and location.