

**2306, 2231 81 Street SW  
Calgary, Alberta**

**MLS # A2204170**



**\$662,500**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,531 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Low Maintenance Landscape		
<b>Heating:</b>	Electric, Forced Air		
<b>Floors:</b>	Vinyl Plank		
<b>Roof:</b>	Asphalt Shingle		
<b>Basement:</b>	None		
<b>Exterior:</b>	See Remarks, Wood Frame, Wood Siding		
<b>Foundation:</b>	Poured Concrete		
<b>Features:</b>	High Ceilings, Kitchen Island, Pantry		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	\$ 400		
<b>LLD:</b>	-		
<b>Zoning:</b>	TBD		
<b>Utilities:</b>	-		

**Inclusions:** N/A

Our townhomes have wonderful finishes in them including Luxury Vinyl Plank floors, and two modern, subtle colour schemes to choose from. And because these are pre-sale Townhomes, you can choose your selections with us such as flooring, lighting, cabinetry or A/C units! Photos are representative.