

# \$569,000 - 105, 2231 81 Street Sw, Calgary

MLS® #A2245970

**\$569,000**

2 Bedroom, 3.00 Bathroom, 1,400 sqft  
Residential on 0.02 Acres

Springbank Hill, Calgary, Alberta

Immediate Possession Available! Move right in! Discover a life of elegance and convenience in this stunning three-story townhome located in the heart of Springbank Hill's newest community. Built by the reputable Slokker Homes, this exquisite property offers a blend of modern luxury and functional design. The main level welcomes you with a bright, open-concept floor plan that seamlessly connects the living and dining areas, perfect for entertaining. The gourmet kitchen is a true highlight, boasting sleek quartz countertops, a breakfast bar, and high-end stainless steel appliances. This main floor features soaring knockdown ceilings, vinyl plank flooring, two tone cabinetry with soft close drawers, SS appliances and much more. Upstairs, you'll find the conveniently located laundry, two generous bedrooms, each with its own full bathroom, creating a private and peaceful retreat. The home's three-story layout, featuring 2.5 baths, provides an abundance of living space and thoughtful details throughout. This property comes with an attached garage and an additional driveway space for secure parking and storage. The prime Aspen Springs location is unbeatable, offering easy access to some of Calgary's most esteemed schools, including Rundle College and Webber Academy. Enjoy a lifestyle of convenience with premier shopping and dining at Aspen Landing and West 85th just moments away. This home is the perfect blend of style, comfort, and location.



Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2245970      |
| Price          | \$569,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,400         |
| Acres          | 0.02          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 105, 2231 81 Street Sw |
| Subdivision | Springbank Hill        |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H 6M4                |

**Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Garbage Chute, Trash, Visitor Parking |
| Parking Spaces | 2                                     |
| Parking        | Single Garage Attached                |
| # of Garages   | 1                                     |

**Interior**

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Washer, Humidifier                      |
| Heating           | Forced Air, Natural Gas                                                                                                                    |
| Cooling           | None                                                                                                                                       |

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Basement          | None                                                                |
| <b>Exterior</b>   |                                                                     |
| Exterior Features | Balcony                                                             |
| Lot Description   | Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Composite Siding, Wood Frame                                        |
| Foundation        | Slab                                                                |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 90               |
| Zoning         | R-Mid            |
| HOA Fees       | 150              |
| HOA Fees Freq. | ANN              |

**Listing Details**

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

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