

# \$820,000 - 2319 81 Street Sw, Calgary

MLS® #A2187710

**\$820,000**

4 Bedroom, 4.00 Bathroom, 1,941 sqft  
Residential on 0.00 Acres

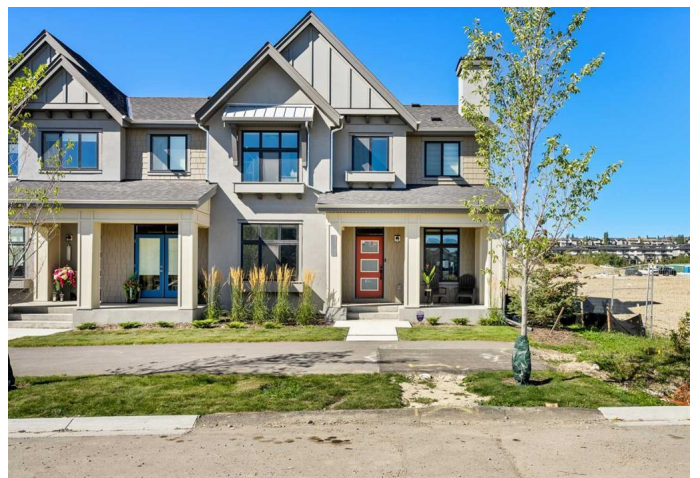
Springbank Hill, Calgary, Alberta

Step inside this STUNNING 4-bedroom, 3.5-bathroom almost new home, nestled in the family-friendly community of Springbank Hill. This is a property you simply cannot miss!

Walking in, you're greeted by a spacious open floorplan that effortlessly blends the living area and kitchen, creating an ideal space for entertaining friends and family. The immaculate kitchen features a large island with beautiful quartz countertops, a high-end gas range, and a built-in microwave, making cooking not just easy, but a true delight. Adjacent to the kitchen, the thoughtfully positioned dining room invites you to enjoy delightful sit-down dinners with loved ones.

Step just off the living room to discover your outdoor oasis—a covered concrete patio leading to a lush green space, perfect for enjoying those beautiful Calgary summer nights and BBQ's with family and friends. This main floor also includes a dedicated office space, making it perfect for those who work from home or need a quiet area for study.

Moving to the upper level, you'll find a cozy family room, an ideal spot for movie nights or unwinding with your favorite shows. The tranquil primary suite is a true retreat, featuring large windows that flood the space with natural light, a spacious walk-in closet, and a stunning 5-piece ensuite bath with a large bathtub, quartz countertops, double



sinks and a luxurious shower, that offers the perfect escape at the end of the day. This floor also has two additional generously-sized bedrooms, a conveniently located 4-piece bathroom, and a laundry room, making household chores a breeze.

Heading down to the fully developed basement, where you'll discover a large, spacious rec roomâ€”perfect for family game nightsâ€”along with an additional bedroom and a 4-piece bathroom, ideal for hosting guests or accommodating family.

Located in the heart of Springbank Hill, this home is surrounded by lush walking and biking paths, shopping centers, and accredited schools, making it an excellent choice for growing families.

Don't miss your chance to make this beautiful home your ownâ€”schedule a viewing today!

Built in 2022

### **Essential Information**

MLS® #	A2187710
Price	\$820,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,941
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, 2 Storey
Status	Active

### **Community Information**

Address	2319 81 Street Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6E8

### **Amenities**

Amenities	Visitor Parking, Parking, Snow Removal, Trash
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s), Double Vanity
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Gas Stove, Microwave, Range Hood
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 15th, 2025
Days on Market	55
Zoning	R-2M

### **Listing Details**

Listing Office	eXp Realty
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