### ROBERT HART MOORE grassroots realty group

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# 203, 2231 81 Street SW Calgary, Alberta

#### MLS # A2213468



Forced Air, Natural Gas

Stone, Vinyl Siding, Wood Frame

Carpet, Vinyl Plank

Asphalt Shingle

Poured Concrete

None

## \$612,000

Division:	Springbank Hill		
Туре:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,380 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
ot Feat:	Landscaped, Street Lighting, Underground Sprinklers		
	Water:	-	
	Sewer:	-	
	Condo Fee:	\$ 251	
	LLD:	-	
	Zoning:	TBD	
	Utilities:	-	

Features: Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan

Inclusions: N/a

Heating:

Floors:

Roof:

**Basement:** 

Foundation:

**Exterior:** 

This charming quick possession Heritage model townhome in Juniper blends comfort and style, perfect for families and professionals. Featuring a den on the first floor ideal for a home office, this spacious home offers 2 bedrooms and 2.5 bathrooms. The open-concept living and dining area is flooded with natural light, creating a warm atmosphere perfect for entertaining. The kitchen includes elegant quartz countertops, a breakfast bar, and stainless steel appliances. Enjoy a professionally landscaped front yard and a single-attached garage with additional parking on the driveway. Located in vibrant Springbank Hill, this home is close to Aspen Landing, Rundle College, Griffith Woods, Ambrose University, restaurants, and senior care facilities. Pre-construction. Photos are representative.