

834 81 Street SW  
Calgary, Alberta

MLS # A2228105



# \$789,900

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | West Springs           |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | Townhouse              |               |                  |
| <b>Size:</b>     | 1,847 sq.ft.           | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | -                      |               |                  |
| <b>Lot Feat:</b> | See Remarks            |               |                  |

|                    |                                      |                   |        |
|--------------------|--------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas              | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Laminate               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                      | <b>Condo Fee:</b> | \$ 295 |
| <b>Basement:</b>   | Finished, See Remarks                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Composite Siding, See Remarks | <b>Zoning:</b>    | M-G    |
| <b>Foundation:</b> | See Remarks                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks                          |                   |        |

**Inclusions:** n/a

District Townhomes – This exceptional 2-bedroom townhome is ideally located in the vibrant West District, just steps away from Radio Park, where nature’s beauty effortlessly merges with the convenience of modern living. Surrounded by lush parks, scenic pathways, and premium shopping, the neighborhood offers both a sense of community and unmatched accessibility. This thoughtfully designed home features 2 spacious bedrooms, each with its own ensuite, and an attached double-heated garage. The main floor is highlighted by a versatile flex room, perfect for a home office or additional living space. The open-concept layout is complemented by sleek wide-plank flooring, soaring painted ceilings, and high-end finishes that enhance the bright, airy atmosphere. The gourmet kitchen is a true standout, featuring full-height cabinetry, soft-close doors, a gas range, built-in microwave, and an integrated Fisher & Paykel fridge. A custom-built pantry provides luxury storage, while the elegant quartz countertops and matching quartz backsplash create a seamless and stylish cooking space. The stunning eat-up bar is perfect for casual dining or entertaining guests. The primary bedroom is a serene retreat, offering a large walk-in closet with custom built-in cabinetry and a luxurious 5-piece ensuite, including a standalone tub, dual vanities, and a tile shower. The second bedroom also features its own ensuite, providing ultimate privacy and convenience. The upper floor also includes the added convenience of upper-floor laundry. Additional features include window coverings throughout and an electric fireplace, adding both warmth and style to the living space. Bright, elegant, and move-in ready, District Townhomes offer a lifestyle of sophistication and comfort. Don’t miss the opportunity to own this remarkable residence—browse our photo

gallery of similar homes today.