

# \$799,000 - 2239, 2231 81 Street Sw, Calgary

MLS® #A2210487

## \$799,000

3 Bedroom, 3.00 Bathroom, 1,738 sqft  
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

You have now found this stunning new Duplex House with double garage located in the vibrant Springbank Hill community. This spacious 1722+ sq ft home offers seamlessly integrated living and dining areas with large windows that flood the space with natural light. The high-quality finishing chef-inspired kitchen includes stainless-steel appliances, quartz countertop, chimney hood fan, and custom-designed cabinets by Porada Design. Upstairs, the master bedroom features an ensuite bathroom and a walk-in closet. Two additional bedrooms are thoughtfully placed and perfectly designed. Luxury vinyl plank flooring throughout the main living areas & cozy carpets in the bedrooms. Bonus! You can upgrade the basement include a bedroom, a 3pc bathroom, a custom-designed wet bar, an entertainment room, and a bonus storage space. Conveniently attached double garage with an additional driveway space will allow you to park up to 4 cars! This is a pre-selling duplex townhome! Photos are representative.



Built in 2025

### Essential Information

MLS® #	A2210487
Price	\$799,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,738
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2239, 2231 81 Street Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H3V8

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Humidifier
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony, Lighting, Private Entrance
Lot Description	Corner Lot, Low Maintenance Landscape, Street Lighting, Underground Sprinklers

Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 14th, 2025
Days on Market	1
Zoning	TBD
HOA Fees	150
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Bode Platform Inc.
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