

**74, 2117 81 Street SW**  
**Calgary, Alberta**

**MLS # A2198090**



**\$629,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,597 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Garden, Landscaped, Low Maintenance Landscape, Street Lighting, Undergr		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 318
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this stunning new Lucas Model 2 townhome in the sought-after Elkwood project, located in the vibrant Springbank community in SW Calgary. This spacious 1500+ sq ft home offers modern living at its finest with an open-concept design and luxurious finishes throughout. Open-Concept layout, seamlessly integrated living and dining areas with large windows that flood the space with natural light. Modern kitchen with stainless steel appliances and quartz countertops are perfect for cooking and socializing. Unit has luxury vinyl plank flooring throughout the main living areas and cozy carpets in the bedrooms. Spacious primary bedroom featuring an ensuite bathroom and a walk-in closet. Outdoor living is enhanced with a private patio, ideal for outdoor relaxation and gatherings. Convenient attached garage with an additional driveway space will allow you to park up to 2 cars! Photos are representative.