

# \$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

Welcome to this stunning new Monarch Duplex with a double-attached garage in the vibrant Springbank Hill community. This European-style home features seamlessly integrated living and dining areas, enhanced by large windows that flood the space with natural light. The high-quality, chef-inspired kitchen is equipped with stainless steel appliances, quartz countertops, an upgraded hood fan, and custom-designed cabinets by Porada Design. Upstairs, the master bedroom features a private ensuite bathroom and a spacious walk-in closet. The second bedroom also includes its walk-in closet, while a third bedroom, a shared bathroom, and a separate office/study offer flexible living space. A conveniently located laundry room with storage completes the upper level. Luxury vinyl plank flooring flows through the main living areas, with soft carpeting in the bedrooms for added comfort. You can upgrade the basement to include a bedroom, a 3-piece bathroom, a custom-designed wet bar, an entertainment room, and bonus storage space. The conveniently attached double garage with additional driveway space will allow you to park up to 4 cars! Outdoor living is enhanced with a private porch and balcony, ideal for relaxation and gatherings. The 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, Storage, Sump Pump(s), Walk-In Closet(s), Stone Counters
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	Stone, Stucco, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 14th, 2025
Days on Market	19
Zoning	TBD
HOA Fees	150
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Bode Platform Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.