105 2231 81st Street SW

Calgary | Active | MLS® A2336085

$539,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2025**	**1,400.37 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

"First-time Home Buyers save 5% GST off the listing price" "Free Condo fees and Internet for one year" Explore a series of stylish heritage-inspired row houses located close to the center of our scenic Environment Reserve Park! This Heritage model A combines comfort and functionality, making it perfect for families and professionals. With 2 bedrooms, 2.5 bathrooms, and a flexible main-floor den, this expansive home is tailored for contemporary living.
Upon entering, you will discover a bright ground-floor den or home office that includes a large window, a closet, and a handy powder room. Enjoy a beautifully landscaped front yard, a single attached garage, and additional parking in the driveway.
The open-concept main floor features 9' ceilings and is bathed in natural light, creating a cozy and welcoming atmosphere for daily living or entertaining guests. The modern kitchen is equipped with quartz countertops, a breakfast bar, high-end stainless steel appliances, and a chimney-style range hood. Sliding doors lead to a full-sized balcony - perfect for unwinding or dining outside.
On the upper level, there are two roomy bedrooms, including a primary suite that has a double access closet and a private ensuite with a stand-up shower and a sliding glass door. A second full 3-piece bathroom is available for the additional bedroom, which can also serve as a home office. The upper floor further includes a washer and dryer conveniently situated, a linen closet, and ample storage options throughout.
This home is located in vibrant Springbank Hill and offers easy access to Aspen Landing, Rundle College, Griffith Woods, Ambrose University, restaurants, and senior care facilities. **Crafted by Slokker Homes, a family-owned builder with deep roots dating back to 1935. Every detail reflects our multi-generational commitment to "long quality"-ensuring your home is built beautifully and engineered to last for decades to come. Experience the peace of mind that comes with nearly a century of building excellence.
**Price includes GST & Select Upgrades. **All Photoes were taken from the show home located at 2225 81St SW and are for illustrative purposes only."

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336085
Bedrooms	2
Bathrooms	3
Year Built	2025
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,400.37 sq. ft.
Main Level Finished Area:	553.84 sq. ft.
Upper Level Finished Area:	572.19 sq. ft.
Condo Fee:	$157.87
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Lot Area:	893 sq. ft.
Lot Frontage:	14'2"
Front Exposure:	North
Unit Exposure:	North, South
Floor Location:	Ground
Entry Level:	3
Stories Total:	3
Levels:	Three Or More
End Unit:	2+ Common Walls, No One Above
Total Rooms Above Grade:	5
Year built:	2025 (Age: 1)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0

Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2510882
Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas
Basement:	None
Foundation:	Poured Concrete
Builder:	Slokker Homes
New Constr.:	Yes
Construction Material:	Composite Siding, Concrete, Stone, Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Garage Door Opener, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
HOA Fee:	$150.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Springbank Hill

Amenities:	Community Gardens, Park, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Humidifier, Range Hood, Refrigerator, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Cats OK, Dogs OK
Main Floor	Living Room · 17'1" × 13'3" ·
Main Floor	Kitchen · 15'5" × 12'10" ·
Main Floor	Dining Room · 9'11" × 8'3" ·
2nd Floor	Bedroom - Primary · 12'9" × 11'1" ·
2nd Floor	Bedroom · 13'5" × 11'1" ·
Lower Level	Foyer · 13'5" × 6'10" ·
Lower Level	Furnace/Utility Room · 7'4" × 3'5" ·
Lower Level	Den · 8'8" × 7'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage
Exterior Features:	Lighting, Private Entrance
Patio And Porch Features:	Balcony(s)
Lot Features:	Landscaped, Low Maintenance Landscape, Many Trees, Street Lighting
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-1

Listed Date:	Aug 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/105-2231-81st-street-sw-calgary-a2336085/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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