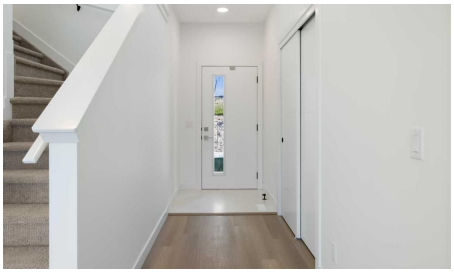
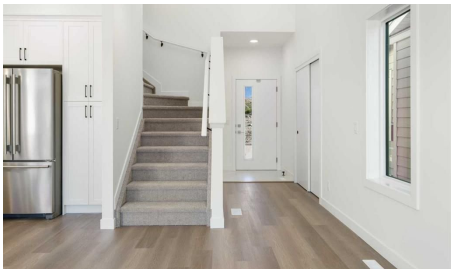
118 2230 81st Street SW

Calgary | Active | MLS® A2328924

$888,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2026**	**1,544.86 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

** First time home buyers save 5% Off listing price! ** Brand new and ready for Fall 2026 possession, this fully finished walkout duplex showcases the Bella floorplan in the heart of Springbank Hill/Aspen. The main floor offers a bright, open-concept layout with durable vinyl plank flooring throughout and a high end kitchen finished with quartz countertops, wall oven, and a chimney hood fan. Step off the main living area onto a massive, full-length balcony, perfect for morning coffee or evening unwinding. A 2-piece bathroom and direct access to the double attached front garage round out this level.
Upstairs, you'll find two bedrooms and a versatile loft space, ideal for a home office or reading nook. The primary bedroom is a true retreat, complete with a generous walk-in closet and a 5-piece ensuite featuring a luxury standalone tub, full shower, and dual sinks. The second bedroom sits conveniently close to a full 4-piece bathroom and a dedicated laundry room. The fully finished walkout basement adds even more living space, with a large recreation room, a third bedroom, a full 4-piece bathroom and generous finished storage. Walk out directly onto a huge concrete patio in your private, fenced backyard, an ideal setting for entertaining or quiet evenings at home.
Location doesn't get much better than this: you're just steps from Aspen Landing Shopping Centre, scenic parks and pathways, and the 69th Street LRT station, with top schools like Webber Academy, Rundle College, and Ambrose University all close by. This home has tons of upgrades and even roughed in AC! 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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2328924
Bedrooms	3
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,544.86 sq. ft.
Main Level Finished Area:	678 sq. ft.
Upper Level Finished Area:	866 sq. ft.
Below Grade Finished Area:	629 sq. ft.
Condo Fee:	$220.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Lot Area:	2,852 sq. ft.
Lot Frontage:	28'¼"
Front Exposure:	North
Floor Location:	Ground
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2512070

Heating:	Forced Air
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
Builder:	Slokker Homes
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	Partial
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Upper Level
HOA Fee:	$150.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Springbank Hill
Amenities:	Snow Removal, Trash, Visitor Parking
Appliances:	Built-In Oven, Dishwasher, Garage Control(s), Gas Range, Humidifier, Microwave, Range Hood, Washer/Dryer Stacked

Inclusions:	na
Restrictions:	Pets Allowed, Short Term Rentals Not Allowed, Underground Utility Right of Way
Pets Allowed:	Yes
Main Floor	Dining Room · 14'4" × 8'9" ·
Main Floor	Kitchen · 14'4" × 14'3" ·
Main Floor	Living Room · 16'8" × 8'10" ·
2nd Floor	Bonus Room · 13' × 8'6" ·
2nd Floor	Bedroom · 12'2" × 8'11" ·
2nd Floor	Bedroom - Primary · 17'5" × 13' ·
2nd Floor	Walk-In Closet · 9'8" × 6'7" ·
Lower Level	Bedroom · 14' × 9'1" ·
Lower Level	Storage · 11'1" × 3'10" ·
Lower Level	Game Room · 16'4" × 13' ·
Lower Level	Furnace/Utility Room · 14'3" × 6'10" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows
Exterior Features:	Balcony, BBQ gas line, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Landscaped, Lawn, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-MD

Listed Date:	Jul 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/118-2230-81st-street-sw-calgary-a2328924/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.