2221 81st Street SW

Calgary | Active | MLS® A2288416

$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 Royal LePage Benchmark

A closer look

First Time Buyers save 5% off listing price! IMMEDIATE OCCUPANCY AVAILABLE 1 Year Free Internet and No Condo fees for 1 year! -Welcome to the Juniper Townhomes in prestigious Springbank Hill/Aspen. This 2-bedroom townhome offers a sophisticated design with an emphasis on natural light and functional space. The ground level features a private yet bright den/home office with a large window and closet, a convenient 2-piece powder room, and direct access to the oversized single attached garage (plus additional driveway parking). The main floor boasts an expansive open-concept layout with 9' ceilings and large windows. A modern chef-inspired kitchen is finished with quartz countertops, a breakfast bar, and professional-grade appliances. Luxury Vinyl Plank throughout! Adjacent to the dining area, large sliding glass doors lead to a full-sized balcony. Upstairs, the primary suite includes a double-access closet and a private ensuite with a glass-enclosed stand-up shower. An additional large bedroom and a second full 4-piece bathroom, as well as upper-floor laundry complete the top level. Perfectly positioned for a quick commute with direct access to Stoney Trail and 17th Ave, with LRT just a short walk away and just across the road from the premium shopping and dining at Aspen Landing. Move-in ready and built for modern living.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	A2288416
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:	$154.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Lot Area:	899 sq. ft.
Lot Frontage:	14'2"
Front Exposure:	East
Unit Exposure:	East
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
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:	Forced Air
Basement:	None
Foundation:	Slab

New Constr.:	Yes
Construction Material:	Cement Fiber Board, Mixed, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single 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:	None
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	na
Restrictions:	Board Approval, Pets Allowed, Restrictive Covenant-Building Design/Size, Short Term Rentals Not Allowed, Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Dining Room · 9'11" × 8'3" ·

Main Floor	Kitchen · 15'5" × 12'10" ·
Main Floor	Living Room · 17'1" × 13'3" ·
2nd Floor	Bedroom · 13'5" × 11'1" ·
2nd Floor	Bedroom - Primary · 12'9" × 11'1" ·
Lower Level	Den · 8'8" × 7'11" ·
Lower Level	Foyer · 13'5" × 6'10" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Exterior Features:	Balcony, Private Entrance
Patio And Porch Features:	Balcony(s)
Lot Features:	Level, No Back Lane, Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-MD
Listed Date:	Feb 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2221-81st-street-sw-calgary-a2288416/

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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.