



## 2231 81 Street Calgary Alberta

\$799,000

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. (id:6769)

2pc Bathroom .00 Ft x .00 Ft  
Dining room 11.25 Ft x 10.75 Ft  
Living room 15.17 Ft x 10.83 Ft  
Kitchen 8.67 Ft x 14.00 Ft  
5pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft  
Primary Bedroom 15.00 Ft x 13.00 Ft  
Bedroom 10.00 Ft x 11.25 Ft  
Bedroom 10.17 Ft x 11.17 Ft  
Office 10.67 Ft x 7.50 Ft

Listing Presented By:



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(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net