



## 2117 81 Street Street Calgary Alberta

\$588,000

Amazing investment opportunity in the upscale neighbourhood of Aspen Spring (right next to Aspen Woods). At Elkwood Townhomes, you'll be surrounded by nature and mountains in Calgary's sought-after community of Aspen Spring right next to Aspen Woods, the most luxurious neighborhood in Calgary. Live closer to the mountains, and explore picturesque pathways on days when you'd prefer to stay close to home. Discover the charm of this exquisite townhouse in Aspen Spring - Elkwood, a highly sought-after area. This exceptional 2+DEN residence, presents a rare chance to own a first to third floor townhouse, boasting spaciousness and privacy with no neighbours above, along with a picturesque romantic view facing the gardens. Step inside to find a bright, open-concept living and dining area. The kitchen showcases brand-new quartz countertops and chic vinyl plank flooring, creating a seamless ambiance throughout. This is a bungalow-style layout where everything is located on one floor (except for the garage, locker and DEN). There are 2 spacious bedrooms + DEN of living area, a dining area and a nice balcony. This residence is conveniently just a 4-minute drive from Griffith Woods School and Earnest Manning School, catering perfectly to families. It's also located very close to all the private schools that are located in this area. Seize this remarkable opportunity! An inspiring live-work-play hub, Elkwood Townhomes is within walking distance to all the amenities you need, public transport, CTRAIN (2 min drive), restaurants, Aspen Woods Shopping Plaza, the best schools, fitness centres and more. This is a perfect investment opportunity with excellent rental potential or a perfect home for a professional or a family! Features:- 2 spacious bedrooms + 2 bathrooms (including full private ensuite)- Study room on the ground floor- Quartz countertops and high-end finishes throughout- Vinyl plank floor...

Primary Bedroom 11.00 Ft x 12.75 Ft

Bedroom 10.00 Ft x 11.58 Ft

Kitchen 8.17 Ft x 10.17 Ft

Other 12.00 Ft x 7.00 Ft

Living room 15.58 Ft x 11.00 Ft

Dining room 8.00 Ft x 8.67 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

4pc Bathroom 10.00 Ft x 4.92 Ft

Furnace 8.92 Ft x 6.17 Ft

Other 6.92 Ft x 8.67 Ft

Study 11.25 Ft x 9.33 Ft

Foyer 3.83 Ft x 4.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Grand Realty

**RE/MAX Realty Professionals**

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Other 6.58 Ft x 4.42 Ft

Den 11.17 Ft x 9.83 Ft