



THE
A-TEAM

**RE/MAX
FIRST**

2117 81 Street #162, Calgary T3H 6H5

MLS® #: **A2124095**

Area: **Springbank Hill**

Listing Date: **04/18/24**

List Price: **\$475,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **843**

Low Sqft:

Ttl Sqft: **843**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

31

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Stacked Townhouse**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Other

Double Garage Attached,Tandem

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction:
Other
Flooring:
Vinyl Plank
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	3`0" x 3`11"
Kitchen With Eating Area	Main	8`6" x 11`4"
4pc Bathroom	Main	4`11" x 11`2"
Bedroom - Primary	Main	11`0" x 12`4"
4pc Ensuite bath	Main	4`11" x 8`0"
Furnace/Utility Room	Basement	7`3" x 3`6"

Room	Level	Dimensions
Living Room	Main	9`7" x 11`1"
Laundry	Main	5`7" x 2`11"
Bedroom	Main	10`2" x 10`6"
Walk-In Closet	Main	5`6" x 4`10"
Mud Room	Basement	7`1" x 3`6"

Legal/Tax/Financial

Condo Fee:
\$122

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **1310482**

Remarks

Pub Rmks: **Welcome to the stunning townhouse nestled in Aspen Spring - Elkwood, a highly coveted area. This is a unique opportunity to own a townhouse with a rare double tandem garage in the prestigious Springbank Hill neighborhood. Step into a luminous, open-concept living and dining space. The kitchen boasts brand-new quartz countertops and stylish vinyl plank flooring that seamlessly flows throughout the home. Enjoy the abundance of natural light streaming into the two spacious bedrooms, both facing south for a bright and airy feel. Outside, the front patio offers a peaceful retreat, perfect for relaxing evenings and delightful BBQ gatherings. Located in the heart of the school zone, this townhouse is just a 4-minute drive from Griffith Woods School and Earnest Manning School, making it an ideal choice for families. Don't miss out on this incredible opportunity! Schedule your showing today and experience the charm of this townhouse firsthand. Landscaping will begin in the Spring.**

Inclusions: **N/A**
Property Listed By: **Homecare Realty Ltd.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







