



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2117 81 Street #134, Calgary T3H 6H5**

MLS® #: **A2134145**      Area: **Springbank Hill**      Listing Date: **05/25/24**      List Price: **\$465,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,019**  
 Low Sqft:  
 Ttl Sqft: **1,019**

DOM  
**31**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Townhouse,Up/Down**  
Parking  
 Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Low Maintenance Landscape,Landscaped,Many Trees,Street Lighting**  
 Park Feat: **Garage Door Opener,Insulated,Single Garage Attached**

Utilities and Features

Roof: **Asphalt/Gravel**      Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**  
 Heating: **High Efficiency,Forced Air**      Flooring: **Carpet,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Lighting,Private Entrance**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Closet Organizers,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`1" x 10`0"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>11`4" x 8`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`4" x 11`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`5" x 10`1"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Main</b>	
<b>Furnace/Utility Room</b>	<b>Main</b>		<b>Balcony</b>	<b>Main</b>	<b>13`0" x 7`8"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$146

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: TBD

Remarks

Pub Rmks: **This modern designed 2 beds, 2 baths, and a single attached garage, 1019 sq. ft. STACKED TOWNHOUSE unit on the TOP FLOOR with spacious balcony! The open-concept 2-storey stacked townhouse features storage, 9' ceilings, double pane glazing windows, a high-efficiency furnace, a water tank, and luxury vinyl plank flooring throughout the kitchen, living, dining area, bathroom, & entire bedroom. The European-inspired kitchen features Quartz countertops, a Microwave Hood fan, High-quality cabinets, Soft-close doors, Drawers, Backsplashes, Stainless-steel appliances, and the front load washer & dryer. The newly completed Elkwood Townhouse (Phase 2) offers affordable luxury & convenient living, close to Aspen Landing Shopping. Bordered by a natural environmental reserve & walking trails that connect throughout the community, it is a perfect location for active living & relaxation. Built by Slokker Homes, a quality builder since 1935, these homes offer the best value in Aspen and Springbank Hill. \*\*We are currently doing roadwork along 81st St for the remainder of the week which will restrict access to the Elkwood Townhouse project from 19th Avenue. \*\*Please visit the Sales Center during business hours Mon-Thursday: 2-7 pm & Sat / Sunday: 12 to 5 pm at #116, 205 Spring Creek Common SW facing 19th Ave and 85th St.**

Inclusions: N/A  
Property Listed By: CIR Realty

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







