



THE
A-TEAM

**RE/MAX
FIRST**

2231 81 Street #2001, Calgary T3H 3V8

MLS®#: **A2149581**

Area: **Springbank Hill**

Listing Date: **07/15/24**

List Price: **\$706,125**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2025**

Finished Floor Area
Abv Sqft: **1,533**
Low Sqft:
Ttl Sqft: **1,533**

DOM

159
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Corner Lot,Landscaped,Underground Sprinklers**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Cement Fiber Board,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Kitchen Island,Open Floorplan,Pantry,Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`1" x 12`4"	Dining Room	Main	14`1" x 11`4"
Kitchen	Main	12`4" x 13`8"	2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
Bedroom - Primary	Upper	11`9" x 11`5"	Bedroom	Upper	9`4" x 8`6"
Den	Lower	8`7" x 10`0"	Bedroom	Upper	10`0" x 8`7"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$255

Fee Simple

TBD

Fee Freq:

Monthly

Legal Desc: TBD

Remarks

Pub Rmks: **This delightful Heritage model townhome in Juniper offers a perfect blend of comfort and style, making it an ideal choice for families and professionals. Featuring a den on the first floor that can be a perfect home office, this spacious home includes 3 bedrooms and 2.5 bathrooms (including an ensuite). The open-concept living and dining area is designed for modern living and entertaining, with rooms filled with natural light, creating a warm and inviting atmosphere. The kitchen boasts an elegant quartz countertop breakfast bar and stainless steel appliances. Enjoy the professionally landscaped front yard and convenient single-attached garage with additional parking on the driveway. Located in the vibrant Springbank Hill community, this home is close to Aspen Landing Shopping Centre, Rundle College, Griffith Woods, Ambrose University, an impressive variety of restaurants and takeaway options, and senior care facilities. Pre-construction, showings on site are available. Photos are representative.**

Inclusions: N/A
Property Listed By: Bode Platform Inc.

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





