



THE
A-TEAM

**RE/MAX
FIRST**

2117 81 Street #86, Calgary T3H3V8

MLS® #: **A2155899** Area: **Springbank Hill** Listing Date: **08/13/24** List Price: **\$656,736**
 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: **1,265**
 Low Sqft:
 Ttl Sqft: **1,265**

DOM
130
Layout
 Beds: **3 (1 2)**
 Baths: **2.0 (2 0)**
 Style: **Stacked Townhouse**

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

Access:
 Lot Feat: **Back Lane,Low Maintenance Landscape,Landscaped,Street Lighting,Underground Sprinklers**
 Park Feat: **Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Lighting,Private Entrance**

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator**
 Int Feat: **Breakfast Bar,Closet Organizers,Open Floorplan,Recessed Lighting,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Lower	0`0" x 0`0"
Bedroom - Primary	Main	11`3" x 10`7"	Living Room	Main	10`0" x 11`9"
Dining Room	Main	9`2" x 9`0"	Kitchen	Main	7`6" x 12`4"
Bedroom	Lower	9`10" x 11`5"	Bedroom	Lower	9`1" x 9`10"
Den	Lower	9`10" x 9`1"			

Legal/Tax/Financial

Condo Fee: \$238	Title: Fee Simple Fee Freq: Monthly	Zoning: TBD
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Legal Desc: **TBD**

Remarks

Pub Rmks: **Welcome to this stunning new Lucas Model townhome in the sought-after Elkwood project, located in the vibrant Springbank Hill community in SW Calgary. This spacious 1282 sq ft home offers modern living at its finest with luxurious finishes throughout. An open-concept layout seamlessly integrates living and dining areas with large windows that flood the space with natural light. A modern kitchen with stainless steel appliances and quartz countertops is perfect for cooking and socializing. Luxury vinyl plank flooring extends throughout the main living areas and cozy carpets complete the bedrooms. Ensuite bathrooms and a walk-in closet provide convenience and extra storage. Outdoor living is enhanced with a private patio, ideal for relaxation and gatherings. Convenient attached single car garage with an additional driveway space allows you to park up to 2 vehicles. 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



