



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

Finished Floor Area

Abv Sqft:

1,265

Low Sqft:

Ttl Sqft:

1,265

Lot Sz Ar:

Lot Shape:

DOM

100

Layout

Beds:

3 (1 2)

Baths:

2.0 (2 0)

Style:

Stacked Townhouse

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Back Lane,Low Maintenance Landscape,Landscaped,Street Lighting,Underground Sprinklers
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		
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



