



THE A-TEAM

RE/MAX FIRST

2117 81 Street #14, Calgary T3H 6H5

MLS@#: A2157639 Area: Springbank Hill Listing: 10/30/24 List Price: \$458,000
Status: Active County: Calgary Change: -\$11k, 10-Nov 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: 915
Low Sqft:
Ttl Sqft: 915

Access:

Lot Feat: Low Maintenance Landscape, Landscaped, Street Lighting
Park Feat: Oversized, Single Garage Attached, Tandem

DOM

52
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Townhouse

Parking

Ttl Park: 2
Garage Sz: 2

Utilities and Features

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

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living/Dining Room Combination, Bedroom - Primary, 4pc Ensuite bath, Laundry, Kitchen, Bedroom, 4pc Bathroom, and Furnace/Utility Room.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$173

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: TBD

Remarks

Pub Rmks: **This modern designed 2 beds, 2 baths, and a tandem attached garage, STACKED townhouse unit on the MAIN FLOOR with spacious PATIO! The open-concept bungalow-style main floor features 9' ceilings, double pane glazing windows, and luxury vinyl plank flooring throughout the kitchen, living, dining area, bathroom, & entire bedroom. You will see a huge storage space, a sum pump, a utility room with a high-efficiency furnace, & a water tank on the lower level. 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.**

Inclusions: N/A  
Property Listed By: CIR Realty

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







