



THE
A-TEAM

**RE/MAX
FIRST**

2117 81 Street #4, Calgary T3H 6H5

MLS®#: **A2165181**

Area: **Springbank Hill**

Listing Date: **09/12/24**

List Price: **\$474,900**

Status: **Active**

County: **Calgary**

Change: **-\$16k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area
Abv Sqft: **833**
Low Sqft:
Ttl Sqft: **833**

DOM

7
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Stacked Townhouse**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Corner Lot,Low Maintenance Landscape**
Park Feat: **Double Garage Attached,Garage Door Opener,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air**
Sewer:
Ext Feat: **Lighting,Private Entrance**

Construction: **Concrete,Stone,Vinyl Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Range,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	11`0" x 5`10"	4pc Ensuite bath	Main	8`0" x 4`11"
Bedroom	Main	10`4" x 11`1"	Kitchen	Main	14`6" x 8`3"
Living Room	Main	14`10" x 9`10"	Bedroom - Primary	Main	12`3" x 10`11"
Furnace/Utility Room	Lower	3`8" x 7`2"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$122

Fee Simple

TBD

Fee Freq:

Monthly

Legal Desc:

TBD

Remarks

Pub Rmks:

Say hello to this bright and open concept 2 bedroom, 2 bathroom end unit townhouse in the highly sought-after community of Springbank Hill. This townhouse is part of the Elkwood Townhomes project built by the well-established Slokker Homes. As you step into to the unit, you'll be welcomed by the large windows pouring sunlight into the living space followed by the exquisite kitchen. The kitchen boasts stainless steel appliances, quartz countertops and a convenient breakfast bar. Walking through the rest of the unit will lead you to the two spacious bedrooms. This unit is perfectly positioned to admire the sunset daily through the West facing windows without obstruction. The primary bedroom has its own walk in closet and a 4 piece ensuite bathroom simultaneously providing privacy and convenience. The second full bathroom completes the unit with built-in shelves for practical storage. Additionally, the laundry can be found on the main floor, making laundry days so much easier. Vinyl plank throughout the unit ensures durability and low maintenance, giving you one less thing to worry about. Downstairs will take you to your double tandem garage. This wonderful community has so much to offer including multiple nature reserves for walking or biking, or just getting a break from the mayhem of the city. In addition, a multitude of prestigious schools are less than 10 minutes away including Webber Academy, Calgary Academy, Rundle College and many more. Aspen Landing shopping centre is a 2 minute drive away with plenty of stores, restaurants and amenities. This is the perfect unit for anyone looking for convenience, luxury and comfort. Landscaping will be finished by the end of September. Book a showing today!

Inclusions:

None

Property Listed By:

2% Realty

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





