



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**826 81 Street, Calgary T3H 6B1**

MLS®#: **A2169287**

Area: **West Springs**

Listing Date: **09/27/24**

List Price: **\$883,999**

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: **1,680**  
Low Sqft:  
Ttl Sqft: **1,680**

DOM

**67**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **Townhouse**

Parking

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

Access:

Lot Feat: **See Remarks**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Brick,Composite Siding,See Remarks**  
Flooring: **Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **See Remarks**

Kitchen Appl: **See Remarks**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Second</b>	<b>14`3" x 19`2"</b>
<b>Dining Room</b>	<b>Second</b>	<b>11`1" x 13`10"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>11`10" x 11`4"</b>
<b>Bedroom</b>	<b>Third</b>	<b>10`5" x 9`5"</b>
<b>4pc Bathroom</b>	<b>Third</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`5" x 11`2"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Second</b>	<b>13`5" x 15`7"</b>
<b>2pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Third</b>	<b>10`1" x 9`5"</b>
<b>Laundry</b>	<b>Third</b>	<b>0`0" x 0`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>13`6" x 7`8"</b>
<b>4pc Ensuite bath</b>	<b>Third</b>	<b>9`6" x 7`3"</b>

Legal/Tax/Financial

Condo Fee:  
**\$295**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**RG**

Legal Desc: **2411647**

Remarks

Pub Rmks: **Welcome to this exquisite 3-Bedroom End Unit Townhome, perfectly situated in the vibrant West District. This thriving neighbourhood is surrounded by parks, pathways, and top-notch shopping, combining convenience with a sense of community. This elegantly designed residence features 3 spacious Bedrooms, 2.5 Bathrooms, and an attached double heated Garage. On the main floor, a versatile Flex Room awaits, ideal for a home office or additional living space. Inside, you'll be greeted by sophisticated finishes, including sleek wide plank flooring and soaring ceilings that enhance the open-concept layout. The kitchen is a culinary dream, equipped Height Cabinetry, Soft-Close Doors, a Gas Range, Fridge, Built-in Microwave, and a convenient pantry. The expansive Eat-Up Bar, adorned with stunning Quartz Countertops, is perfect for casual dining or entertaining guests. Retreat to the Owner's Suite, a private oasis featuring a generous Walk-in Closet and a stylish 3-piece Ensuite Bathroom. The upper floor also offers two additional Bedrooms, a chic 4-piece Main Bathroom, and the convenience of upper-floor Laundry. Bright, airy, and move-in ready, District Towns present a sophisticated lifestyle where you can truly thrive. Don't miss your opportunity to own this remarkable home! View our photo gallery of similar homes.**

Inclusions: n/a  
Property Listed By: **RE/MAX Real Estate (Central)**

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







