



THE A-TEAM

RE/MAX FIRST

2117 81 Street #90, Calgary T3H6H5

MLS® #: A2170571 Area: Springbank Hill Listing Date: 10/03/24 List Price: \$659,000
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: 1,528
Low Sqft:
Ttl Sqft: 1,528

DOM
111
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: Stacked Townhouse

Parking
Ttl Park: 1
Garage Sz: 1

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

Utilities and Features

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

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

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

Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists Living Room, Kitchen, Bedroom, and Bathroom details.

Legal/Tax/Financial

Condo Fee: \$301 Title: Fee Simple Zoning: TBD

Fee Freq:
Monthly

Legal Desc: **TBD**

Remarks

Pub Rmks: **Modern Luxury Meets Convenience in Springbank Hill. Discover your new haven in the heart of Springbank Hill. This stunning 1528 square foot townhome offers the perfect blend of style, comfort, and convenience. Step inside to be greeted by soaring ceilings, creating an open and airy atmosphere. The spacious kitchen, featuring a convenient island, is ideal for both entertaining guests and preparing delicious meals. With three bedrooms and three bathrooms, there's plenty of room for your family or guests. Enjoy the added security and convenience of a single-attached oversized garage. And with low condo fees, you can spend more time enjoying your new home and less time worrying about maintenance. Located in the vibrant Springbank Hill community, you're just a 10-minute walk from the LRT, making it easy to commute to downtown or explore the city. Enjoy the convenience of having all types of amenities nearby, including shopping, dining, and entertainment options. Don't miss this opportunity to make this beautiful townhome your new home. Schedule a viewing today!**

Inclusions:
Property Listed By: **Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/ Dryer
Century 21 Bravo Realty**

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



