



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

**49**  
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

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Second	12`2" x 11`9"	Dining Room	Second	9`0" x 11`0"
Kitchen	Second	10`7" x 13`8"	2pc Bathroom	Second	0`0" x 0`0"
Bedroom - Primary	Upper	13`2" x 11`6"	Bedroom	Upper	11`6" x 8`9"
Bedroom	Upper	10`11" x 8`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	Walk-In Closet	Upper	0`0" x 0`0"

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**





