



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2319 81 Street, Calgary T3H 6E8**

MLS®#: **A2173095**

Area: **Springbank Hill**

Listing Date: **10/15/24**

List Price: **\$889,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2022**

Finished Floor Area

Abv Sqft: **1,941**  
Low Sqft:  
Ttl Sqft: **1,941**

DOM

**3**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey,Side by Side**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Composite Siding**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Double Vanity,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`9" x 7`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`1" x 8`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`1" x 9`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`1" x 16`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`4" x 12`6"</b>	<b>Office</b>	<b>Main</b>	<b>8`6" x 8`10"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`0" x 7`10"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>8`9" x 11`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`5" x 11`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`1" x 15`5"</b>

**Family Room**  
**Bedroom - Primary**  
**Bedroom**  
**Furnace/Utility Room**

**Upper**  
**Upper**  
**Basement**  
**Basement**

**15`1" x 13`5"**  
**17`11" x 11`8"**  
**14`7" x 10`5"**  
**10`4" x 13`1"**

**Laundry**  
**4pc Bathroom**  
**Game Room**

**Upper**  
**Basement**  
**Basement**

**7`2" x 7`6"**  
**4`10" x 10`5"**  
**27`2" x 13`7"**

Legal/Tax/Financial

Condo Fee:  
**\$400**

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

Zoning:  
**R-2M**

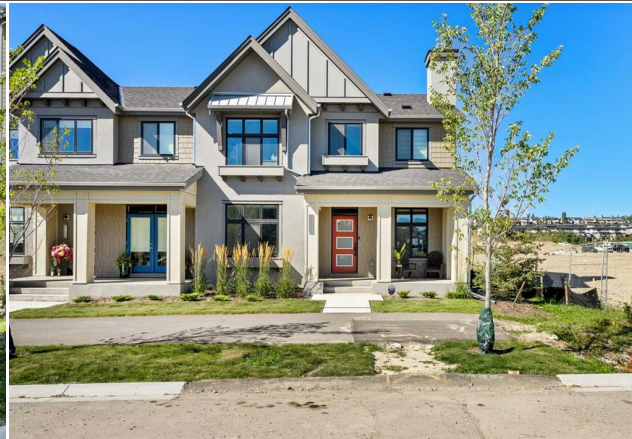
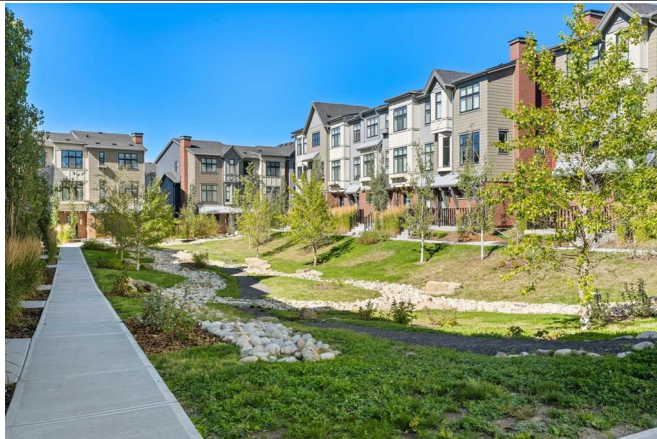
Legal Desc: **2211755**

Remarks

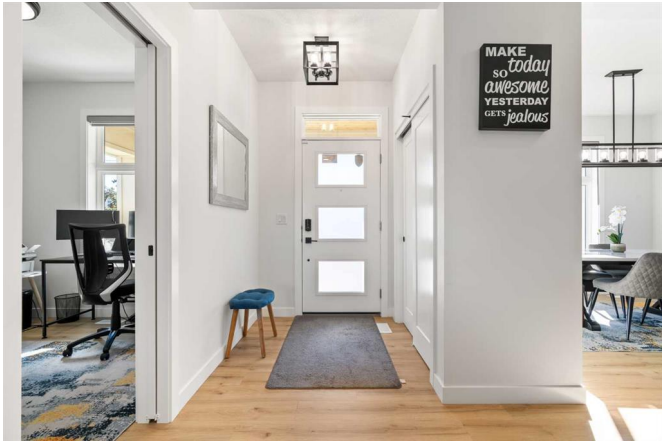
Pub Rmks: **Step inside this stunning 4-bedroom, 3.5-bathroom almost new home, nestled in the family-friendly community of Springbank Hill. This is a property you simply cannot miss! Walking in, you're greeted by a spacious open floorplan that effortlessly blends the living area and kitchen, creating an ideal space for entertaining friends and family. The immaculate kitchen features a large island with beautiful quartz countertops, a high-end gas range, and a built-in microwave, making cooking not just easy, but a true delight. Adjacent to the kitchen, the thoughtfully positioned dining room invites you to enjoy delightful sit-down dinners with loved ones. Step just off the living room to discover your outdoor oasis—a covered concrete patio leading to a lush green space, perfect for enjoying those beautiful Calgary summer nights and BBQ's with family and friends. This main floor also includes a dedicated office space, making it perfect for those who work from home or need a quiet area for study. Moving to the upper level, you'll find a cozy family room, an ideal spot for movie nights or unwinding with your favorite shows. The tranquil primary suite is a true retreat, featuring large windows that flood the space with natural light, a spacious walk-in closet, and a stunning 5-piece ensuite bath with a large bathtub, quartz countertops, double sinks and a luxurious shower, that offers the perfect escape at the end of the day. This floor also has two additional generously-sized bedrooms, a conveniently located 4-piece bathroom, and a laundry room, making household chores a breeze. Heading down to the fully developed basement, where you'll discover a large, spacious rec room—perfect for family game nights—along with an additional bedroom and a 4-piece bathroom, ideal for hosting guests or accommodating family. Located in the heart of Springbank Hill, this home is surrounded by lush walking and biking paths, shopping centers, and accredited schools, making it an excellent choice for growing families. Don't miss your chance to make this beautiful home your own—schedule a viewing today!**

Inclusions: **none**  
Property Listed By: **eXp Realty**

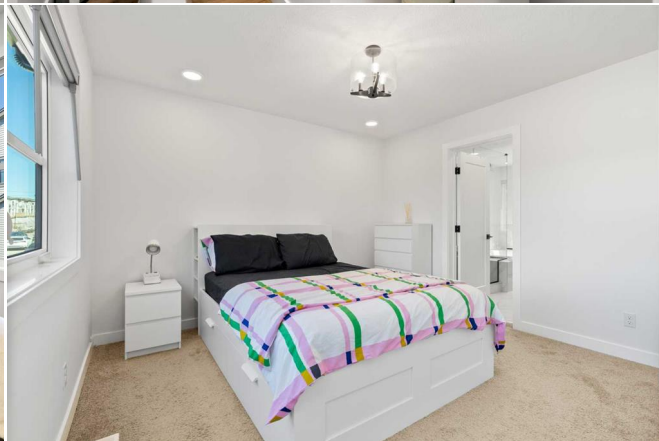
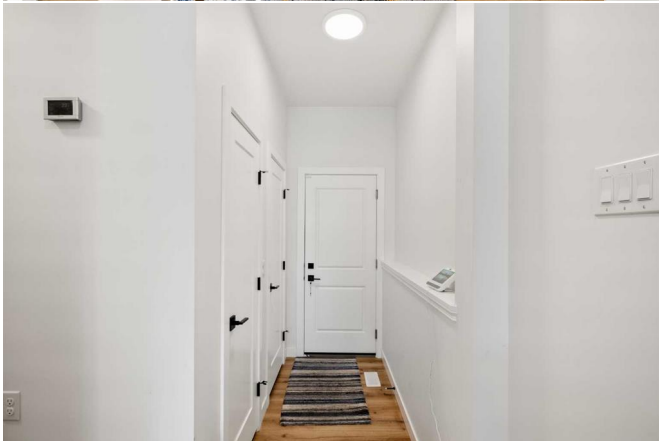
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









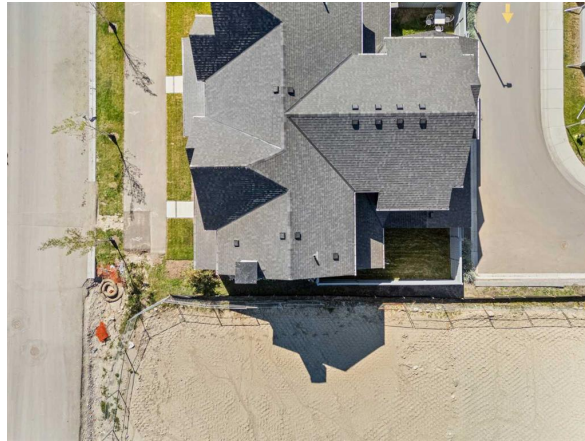












**2319 81 St SW, Calgary, AB**

Main Floor Exterior Area 539.79 sq ft  
Interior Area 759.75 sq ft  
Excluded Area 423.01 sq ft



0 5 10  
PREPARED: 2024/05/06  
White regions are excluded from total floor area in VOUEE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**2319 81 St SW, Calgary, AB**

1st Floor Exterior Area 116.23 sq ft  
Interior Area 1007.13 sq ft



0 4 8  
PREPARED: 2024/05/06  
White regions are excluded from total floor area in VOUEE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2319 81 St SW, Calgary, AB

Basement (Below Grade) Exterior Area 705.64 sq ft  
Interior Area 710.17 sq ft



PREPARED: 2024/05/06



While regions are excluded from total floor area in GEMDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.