

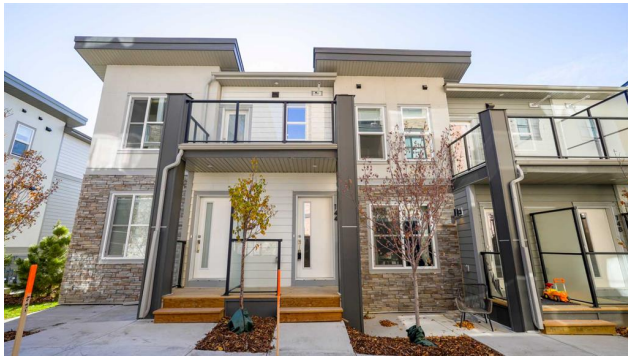


THE
A-TEAM

**RE/MAX
FIRST**

2117 81 Street #144, Calgary T3H6H5

MLS® #: **A2176656** Area: **Springbank Hill** Listing Date: **11/02/24** List Price: **\$454,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 03-Dec** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **951**
 Low Sqft:
 Ttl Sqft: **951**

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Single Garage Attached**

DOM

81
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Granite Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	12`2" x 10`11"	Bedroom	Main	10`2" x 10`1"
4pc Bathroom	Main	10`0" x 5`1"	4pc Ensuite bath	Main	7`6" x 5`3"
Kitchen	Main	15`2" x 8`5"	Living Room	Main	15`2" x 9`4"

Legal/Tax/Financial

Condo Fee: **\$174** Title: **Fee Simple** Zoning: **M-1**
 Fee Freq: **Monthly**
 Legal Desc: **TBD**

Remarks

Pub Rmks: **Brand new 2 bed 2 baths stacked townhouse in the beautiful Springbank community. Open concept bungalow style main floor features 9' ceilings, double pane glazing windows, and luxury vinyl plank flooring throughout the kitchen, living, dining area, bathroom, & entire bedroom. There is a huge storage space. The European-inspired kitchen features Quartz countertops, a Microwave Hood fan, High-quality cabinets, Soft-close doors, Drawers, Backsplashes, Stainless-steel appliances, and the front load washer & dryer. Convenient living, walking distance to Aspen Landing Shopping. Bordered by a natural environment reserve. Call for your private showing.**

Inclusions: **NA**

Property Listed By: **KIC Realty**

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



