



THE
A-TEAM

**RE/MAX
FIRST**

2117 81 Street #38, Calgary T3E1M9

MLS® #: **A2179268** Area: **Springbank Hill** Listing Date: **11/18/24** List Price: **\$469,000**
 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: Finished Floor Area
 Lot Shape: Abv Sqft: **1,060**
 Low Sqft:
 Ttl Sqft: **1,060**

Access:
 Lot Feat: **Low Maintenance Landscape, Street Lighting**
 Park Feat: **Single Garage Attached**

DOM

15
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Stacked Townhouse**

Parking

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

Utilities and Features

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

Construction: **Cement Fiber Board, Stone, Stucco, Vinyl Siding, Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator**
 Int Feat: **Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:
\$238

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-G

Legal Desc: **TBD**

Remarks

Pub Rmks: **Discover this move-in-ready, stylishly upgraded Arianna Model townhome in the Elkwood project in Calgary's desirable Springbank Hill. This 995 sq ft home offers open-concept living with bright, modern finishes. Host gatherings in a chef's kitchen featuring a breakfast bar, quartz countertops, French door refrigerator with water line, and optional gas cooking. Retreat to a spacious primary bedroom with ensuite bathroom and walk-in closet. Enjoy full air-conditioning, a private balcony with gas BBQ hookup, and ample parking with attached garage and private driveway. Photos are representative.**

Inclusions:
Property Listed By: **N/A**
Bode

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





