



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2117 81 Street #40, Calgary T3H3V8**

MLS® #: **A2180991**      Area: **Springbank Hill**      Listing Date: **11/29/24**      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:  
 Lot Shape:  
 Access:  
 Lot Feat: **Low Maintenance Landscape**  
 Park Feat: **Single Garage Attached**

Finished Floor Area  
 Abv Sqft: **1,108**  
 Low Sqft:  
 Ttl Sqft: **1,108**

DOM

**22**  
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: **Stone,Stucco,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Open Floorplan**  
 Utilities: **None**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`2" x 8`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`2" x 9`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>4`5" x 3`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`3" x 11`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 10`1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$203

Fee Simple  
Fee Freq:  
Monthly

TBD

Legal Desc: TBD

Remarks

Pub Rmks: **Discover this move-in-ready and beautifully upgraded Arianna Model townhome in the sought-after Elkwood community, located in Calgary's prestigious Springbank Hill. With a well-designed living space, this home offers a bright open-concept layout complemented by modern finishes throughout. The chef-inspired kitchen is perfect for hosting, featuring a sleek breakfast bar, elegant quartz countertops, a French door refrigerator with a water line, and the option for gas cooking. The generous primary bedroom includes an ensuite bathroom and a \*\*walk-in closet, offering a peaceful retreat. Additional highlights include central air-conditioning, a private balcony with a gas BBQ hookup, and plenty of parking with an attached garage. Photos are representative.**

Inclusions: NA  
Property Listed By: Bode

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







