



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**

Finished Floor Area

Abv Sqft: **1,108**

Low Sqft:

Ttl Sqft: **1,108**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

54

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **2 Storey**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat: **Low Maintenance Landscape**

Park Feat: **Single Garage Attached**

Utilities and Features

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

Construction: **Stone, Stucco, Vinyl Siding, Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
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
Kitchen	Main	11`2" x 8`5"	Living Room	Main	15`2" x 9`8"
Laundry	Main	4`5" x 3`0"	Bedroom - Primary	Main	12`3" x 11`0"
Bedroom	Main	10`6" x 10`1"	4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$203

Fee Simple

TBD

Fee Freq:

Monthly

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







