



THE A-TEAM

RE/MAX FIRST

2117 81 Street #84, Calgary T3H3V8

MLS#: A2181218 Area: Springbank Hill Listing Date: 12/03/24 List Price: \$645,750
Status: Active County: Calgary Change: +\$31k, 10-Dec 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: Landscaped
Park Feat: Single Garage Attached

DOM

50
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey

Parking

Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Balcony
Construction: Cement Fiber Board, Stone, Stucco, Wood Frame
Flooring: Carpet, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete, Wood
Kitchen Appl: Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator
Int Feat: Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists Living Room, Bedroom, Dining Room, and 4pc Ensuite bath/Bedroom with their respective levels and dimensions.

Legal/Tax/Financial

Condo Fee: \$276 Title: Fee Simple Zoning: TBD
Fee Freq:

**Monthly**

Legal Desc: **TBD**

Remarks

Pub Rmks: **Welcome to this stunning new Lucas Model townhome in the sought-after Elkwood project, located in the vibrant Springbank community in SW Calgary. This spacious 1500+ sq ft home offers modern living at its finest with an open-concept design and luxurious finishes throughout. Open-Concept layout, seamlessly integrated living and dining areas with large windows that flood the space with natural light. Modern kitchen with stainless steel appliances and quartz countertops are perfect for cooking and socializing. Unit has luxury vinyl plank flooring throughout the main living areas and cozy carpets in the bedrooms. Spacious primary bedroom featuring an ensuite bathroom and a walk-in closet. Outdoor living enhanced with a private patio, ideal for outdoor relaxation and gatherings. Convenient attached car garage with an additional driveway space will allow you to park up to 2 cars. Be a part of the desirable, vibrant Springbank Hill community. Showings on site available. 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**





