

**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**

Finished Floor Area  
 Abv Sqft: **1,553**  
 Low Sqft:  
 Ttl Sqft: **1,553**

DOM

**18**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Stone,Stucco,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Vinyl Plank**  
 Sewer: Ext Feat: **Balcony** 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

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`4" x 13`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`7" x 13`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`2" x 11`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`1" x 9`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 13`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>4pc Ensuite bath</b>	<b>Upper</b>		<b>Bedroom</b>	<b>Upper</b>	<b>10`8" x 10`9"</b>
<b>4pc Bathroom</b>	<b>Upper</b>				

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**





