



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2117 81 Street #130, Calgary T3H3V8**

MLS® #: **A2181756**      Area: **Springbank Hill**      Listing Date: **12/02/24**      List Price: **\$468,000**  
 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: **916**  
                     Low Sqft:  
                     Ttl Sqft: **916**

Access:

Lot Feat: **Few Trees**  
 Park Feat: **Double Garage Attached,Tandem**

DOM

**19**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt**      Construction: **Brick,Concrete,Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: **\$122**      Title: **Fee Simple**      Zoning: **M-G**

Fee Freq:  
**Monthly**

Legal Desc: **2410643**

Remarks

Pub Rmks: **Welcome to the sought-after community of SpringBank Hill. This open-concept 2 bed and 2 bath townhome, bungalow-style home features a main floor with 9-foot ceilings, double-pane glazed windows, and luxury vinyl plank flooring throughout the kitchen, living room, dining area, bathroom, and bedroom. The lower level offers abundant storage space, a sump pump, a utility room equipped with a high-efficiency furnace, and a water tank. The European-inspired kitchen boasts quartz countertops, a microwave hood fan, high-quality cabinetry with soft-close doors and drawers, elegant backsplashes, stainless steel appliances, and a front-load washer and dryer. The newly completed Elkwood Townhouse (Phase 2) provides affordable luxury and convenient living, located near Aspen Landing Shopping Centre. Surrounded by a natural environmental reserve and interconnected walking trails, it is the perfect setting for active lifestyles and relaxation. Built by Slokker Homes, a trusted quality builder since 1935, these residences offer exceptional value in Aspen and SpringBank Hill.**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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







