



THE
A-TEAM

**RE/MAX
FIRST**

2117 81 Street #88, Calgary T3H3V8

MLS® #: **A2183752** Area: **Springbank Hill** Listing Date: **12/18/24** List Price: **\$656,250**
 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: **Street Lighting**
 Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,589**
 Low Sqft:
 Ttl Sqft: **1,589**

DOM

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

Parking

Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Stone,Stucco,Wood Frame**
 Heating: **Forced Air** 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,Washer**
 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
Living Room	Main	12`2" x 11`9"	Dining Room	Main	9`0" x 11`0"
Kitchen	Main	10`7" x 13`8"	2pc Bathroom	Main	
Bedroom - Primary	Upper	13`2" x 11`6"	4pc Ensuite bath	Upper	
Bedroom	Upper	10`11" x 8`0"	Bedroom	Upper	11`6" x 8`9"
4pc Bathroom	Upper				

Legal/Tax/Financial

Condo Fee:
\$296

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
TBD

Legal Desc: **TBD**

Remarks

Pub Rmks: **Welcome to this stunning new Lucas Model 2 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 is enhanced with a private patio, ideal for outdoor relaxation and gatherings. Convenient attached 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! Photos are representative.**

Inclusions: **N/A**
Property Listed By: **Bode**

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









