



THE
A-TEAM

**RE/MAX
FIRST**

2117 81 Street #75, Calgary T3H6H5

MLS® #: **A2184661** Area: **Springbank Hill** Listing Date: **12/28/24** List Price: **\$573,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 17-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **1,243 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,243**
 Low Sqft:
 Ttl Sqft: **1,243**

DOM

25
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **3 Storey,Up/Down**

Parking

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

Access:

Lot Feat: **Few Trees,Landscaped,Yard Lights,See Remarks**
 Park Feat: **Electric Gate,Garage Door Opener,Garage Faces Front,Insulated,Single Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,High Efficiency,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Lighting,Other,Private Entrance**

Construction:
Cement Fiber Board,Concrete,Stone,Stucco,Wood Frame
 Flooring:
Carpet,Ceramic Tile,Vinyl Plank
 Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Convection Oven,Dishwasher,Electric Stove,Garage Control(s),Humidifier,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`0" x 12`9"	Bedroom	Third	10`0" x 11`7"

Kitchen	Third	8`2" x 10`2"	Balcony	Third	12`0" x 7`0"
Living Room	Third	15`7" x 11`0"	Dining Room	Third	8`0" x 8`8"
Library	Lower	11`3" x 9`4"	Foyer	Main	3`10" x 4`0"
Den	Main	11`2" x 9`10"	Walk-In Closet	Third	6`7" x 4`5"
4pc Ensuite bath	Third	8`1" x 4`11"	4pc Bathroom	Third	10`0" x 4`11"
Furnace/Utility Room	Third	8`11" x 6`2"	Flex Space	Third	6`11" x 8`8"

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
\$150	Fee Simple	R-C2
	Fee Freq:	
	Monthly	

Legal Desc: **2411948**

Remarks

Pub Rmks: **Amazing investment opportunity in the upscale neighborhood of Aspen Spring (right next to Aspen Woods). At Elkwood Townhomes, you'll be surrounded by nature and mountains in Calgary's sought- after community of Aspen Spring right next to Aspen Woods, the most luxurious neighborhood in Calgary. Live closer to the mountains, and explore picturesque pathways on days when you'd prefer to stay close to home. Discover the charm of this exquisite townhouse in Aspen Spring - Elkwood, a highly sought-after area. This exceptional 2+DEN residence, presents a rare chance to own a first to third floor townhouse, boasting spaciousness and privacy with no neighbors above, along with a picturesque romantic view facing the gardens. Step inside to find a bright, open-concept living and dining area. The kitchen showcases brand-new quartz countertops and chic vinyl plank flooring, creating a seamless ambiance throughout. This is a bungalow-style layout where everything is located on one floor (except for the garage, locker and DEN). There are 2 spacious bedrooms +DEN of living area, a dining area and a nice balcony. This residence is conveniently just a 4-minute drive from Griffith Woods School and Earnest Manning School, catering perfectly to families. Its also located very close to all the private schools that are located in this area. Seize this remarkable opportunity! An inspiring live-work-play hub, Elkwood Townhomes is within walking distance to all the amenities you need, public transport, CTRAIN (2 min drive), restaurants, Aspen Woods Shopping Plaza, the best schools, fitness centers and more. This is a perfect investment opportunity with excellent rental potential or a perfect home for a professional or a family! Features: - 2 spacious bedrooms + 2 bathrooms (including full private ensuite) - Study room on the ground floor - Quartz countertops and high-end finishes throughout - Vinyl plank flooring with cork underlay - 9ft 9; ceilings and modern open-concept design - Stainless steel appliances and soft-close cabinetry - Energy-efficient in-suite washer and dryer - Spacious balcony with a gorgeous garden view for outdoor relaxation - Modern white/beige theme - Tastefully curated interior design with luxurious touch - Spacious Samsung Counter Depth French Door SS (Internal Ice) Refrigerator**

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

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







