



THE
A-TEAM

**RE/MAX
FIRST**

2117 81 Street #77, Calgary T3H 6H5

MLS®#: **A2187834**

Area: **Springbank Hill**

Listing Date: **01/15/25**

List Price: **\$499,900**

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:

Finished Floor Area

Abv Sqft: **1,137**
Low Sqft:
Ttl Sqft: **1,137**

DOM

7

Layout

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

Parking

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

Access:

Lot Feat: **No Neighbours Behind, Landscaped**
Park Feat: **Oversized, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony, Courtyard**

Construction: **Cement Fiber Board, Stone**
Flooring: **Carpet, Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **Built-in Features, Kitchen Island, Quartz Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`7" x 12`8"
Dining Room	Main	14`7" x 6`7"
Laundry	Main	3`4" x 4`7"
Bedroom - Primary	Main	12`10" x 10`11"
Walk-In Closet	Main	5`2" x 4`7"
4pc Ensuite bath	Main	9`3" x 4`11"

Room	Level	Dimensions
Kitchen	Main	8`3" x 11`6"
Foyer	Lower	7`8" x 16`4"
Furnace/Utility Room	Lower	3`1" x 7`6"
Bedroom	Main	13`9" x 9`8"
4pc Bathroom	Main	9`8" x 5`1"
Balcony	Main	11`2" x 6`8"

Legal/Tax/Financial

Condo Fee:
\$122

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
TBD

Legal Desc: **2411948**

Remarks

Pub Rmks: **Welcome to the Elkwood Townhouse Project, located in one of Calgary's fastest-growing neighborhoods, this townhouse is perfectly situated in the middle of a charming courtyard, offering stunning views to enjoy from your balcony all year round—whether it's the warmth of summer or the serene beauty of winter. Step inside to a giant open-concept living and dining area, designed to maximize natural light and showcase breathtaking scenery. The centerpiece of the home is the oversized kitchen island, upgraded with luxurious quartz countertops and complemented by elegantly finished cabinetry. Every detail has been carefully considered to ensure style and functionality. The home features spacious bedrooms, all boasting soaring 9-foot ceilings that enhance the sense of space and comfort. Located in a thriving community renowned for its excellent schools, you'll enjoy the convenience of being close to shopping centers, major highways, downtown Calgary, and a wide range of amenities. Don't miss your chance to own a piece of this vibrant and growing community. Book your showing today and experience the perfect blend of modern living and timeless elegance!**

Inclusions:
Property Listed By: **n/a**
Homecare Realty Ltd.

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









