



THE
A-TEAM

**RE/MAX
FIRST**

2231 81 Street #203, Calgary T3H3V8

MLS® #: **A2188640**

Area: **Springbank Hill**

Listing Date: **01/28/25**

List Price: **\$645,750**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2025**

Finished Floor Area
Abv Sqft: **1,380**
Low Sqft:
Ttl Sqft: **1,380**

DOM

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

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat: **Landscaped,Street Lighting,Underground Sprinklers**
Park Feat: **Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Lighting**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`2" x 13`5"
Kitchen	Main	12`5" x 13`4"
Bedroom - Primary	Upper	11`9" x 11`0"
Bedroom	Upper	11`0" x 8`4"
Den	Lower	8`9" x 7`10"

Room	Level	Dimensions
Dining Room	Main	9`8" x 11`8"
2pc Bathroom	Lower	
4pc Ensuite bath	Upper	
4pc Bathroom	Upper	

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$251

Fee Simple

TBD

Fee Freq:
Monthly

Legal Desc: **TBD**

Remarks

Pub Rmks: **This charming Heritage model townhome in Juniper blends comfort and style, perfect for families and professionals. Featuring a den on the first floor ideal for a home office, this spacious home offers 2 bedrooms and 2.5 bathrooms. The open-concept living and dining area is flooded with natural light, creating a warm atmosphere perfect for entertaining. The kitchen includes elegant quartz countertops, a breakfast bar, and stainless steel appliances. Enjoy a professionally landscaped front yard and a single-attached garage with additional parking on the driveway. Located in vibrant Springbank Hill, this home is close to Aspen Landing, Rundle College, Griffith Woods, Ambrose University, restaurants, and senior care facilities.. 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



