



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

Lot Information

Finished Floor Area

Abv Sqft:

1,380

Low Sqft:

Ttl Sqft:

1,380

Lot Sz Ar:

Lot Shape:

DOM

45

Layout

Beds:

2 (2)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Landscaped,Street Lighting,Underground Sprinklers

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`2" x 13`5"	Dining Room	Main	9`8" x 11`8"
Kitchen	Main	12`5" x 13`4"	2pc Bathroom	Lower	
Bedroom - Primary	Upper	11`9" x 11`0"	4pc Ensuite bath	Upper	
Bedroom	Upper	11`0" x 8`4"	4pc Bathroom	Upper	
Den	Lower	8`9" x 7`10"			

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 Platform Inc.

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



