



THE
A-TEAM

**RE/MAX
FIRST**

2117 81 Street #165, Calgary T3H6H5

MLS® #: **A2190332**

Area: **Springbank Hill**

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

List Price: **\$563,000**

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: **1,240 sqft**
Lot Shape:

Access:

Lot Feat: **Cul-De-Sac, Street Lighting**
Park Feat: **Single Garage Attached**

DOM

2

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **3 Level Split**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer**
Int Feat: **High Ceilings, Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`8" x 8`11"
Balcony	Main	14`11" x 5`5"
Laundry	Main	8`10" x 6`1"
Bedroom	Main	9`11" x 11`7"
Walk-In Closet	Main	4`5" x 6`7"
Mud Room	Second	3`6" x 3`9"
Nook	Second	11`2" x 9`7"

Room	Level	Dimensions
Dining Room	Main	7`10" x 8`9"
Kitchen With Eating Area	Main	9`11" x 9`4"
4pc Bathroom	Main	9`11" x 4`11"
Bedroom - Primary	Main	11`0" x 12`8"
4pc Ensuite bath	Main	4`11" x 8`10"
Entrance	Second	3`5" x 3`10"
Storage	Second	3`3" x 8`2"

Condo Fee:
\$266

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RC-2

Legal Desc: **2412274**

Remarks

Pub Rmks: **Discover your dream home in this stunning, newly developed SW community. Perfectly located just steps away from Stoney Trail, commuting has never been easier! 2 Spacious Bedrooms with ample natural light, a walk-in closet to your ensuite bathroom. A Den area on ground level, a great spot for a home office or gym/yoga area. Modern, open-concept layout with stylish finishes, the 1 car garage is an added highlight to the home. Storage closets on the ground level floor. The home is roughed in for central air. The views from the top floor you can catch the mountains there. Low-maintenance living Close to parks, schools, shopping, and dining options in Aspen. Enjoy the convenience of suburban living while staying connected to the city's amenities and nearby C-Train. This home offers the perfect blend of comfort, style, and location.**

Inclusions:
Property Listed By: **n/a**
One Percent Realty

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







