



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2026 81 Street #A520, Calgary T3H3V9**

MLS® #: **A2194380**      Area: **Springbank Hill**      Listing Date: **02/28/25**      List Price: **\$425,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2026**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Finished Floor Area

Abv Sqft: **737**  
 Low Sqft:  
 Ttl Sqft: **737**

DOM

**13**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat:

Park Feat:

**Heated Garage, Parkade, Stall, Titled**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard, Hot Water, Natural Gas**  
 Sewer: **Public Sewer**  
 Ext Feat: **Balcony**

Construction: **Brick, Composite Siding, Stucco, Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source: **Public**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Closet Organizers, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
5pc Bathroom	Main		Bedroom	Main	10'6" x 10'0"
Bedroom	Main	9'2" x 9'0"	Kitchen	Main	9'1" x 8'6"
Library	Main	4'9" x 8'0"	Dining Room	Main	10'0" x 7'8"

Legal/Tax/Financial

Condo Fee: <b>\$197</b>	Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>R-G</b>
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Legal Desc: **TBD**

Remarks

Pub Rmks: **Welcome to Springbank Hill, one of Calgary's most sought-after communities. Wolfberry is a new 6-storey condominium project featuring a shared rooftop patio with stunning mountain views. This spacious 2-bedroom unit offers a private south-facing balcony, modern finishings, and beautifully landscaped surroundings with scenic paved pathways only minutes from a natural reserve. Designed with European-inspired 'hygge' living in mind, the open-concept interior features a well-appointed kitchen with quartz countertops, high-quality cabinetry, soft-close drawers and stainless-steel appliances. Luxury vinyl plank flooring with cork underlay extends throughout the main living spaces providing durability and comfort. Added conveniences include a stacked front-load washer and dryer and a titled, heated underground parking stall. Photos are representative.**

Inclusions: **Garage Door Openers, Window Coverings All.**

Property Listed By: **Bode Platform Inc.**

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



