



THE
A-TEAM

**RE/MAX
FIRST**

2117 81 Street #52, Calgary T3H3V8

MLS® #: **A2194648** Area: **Springbank Hill** Listing Date: **02/19/25** List Price: **\$600,000**
 Status: **Active** County: **Calgary** Change: **-\$19k, 29-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,453**
 Low Sqft:
 Ttl Sqft: **1,453**

DOM

45
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Landscaped,Low Maintenance Landscape**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony** Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Washer**
 Int Feat: **Breakfast Bar,High Ceilings,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	Living Room	Main	18`0" x 10`3"
Dining Room	Main	18`0" x 10`0"	Kitchen	Main	13`3" x 10`7"
Bedroom - Primary	Upper	13`2" x 11`5"	Bedroom	Upper	10`7" x 10`9"
Bedroom	Upper	13`6" x 9`5"			

Legal/Tax/Financial

Condo Fee:
\$313

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
TBD

Legal Desc: **TBD**

Remarks

Pub Rmks: **Welcome to this stunning new Lucas Model townhome in the sought-after Elkwood project, located in the vibrant Springbank Hill community of SW Calgary. This spacious 1500+ sq ft home offers modern, open-concept living with seamless integration of the living and dining areas, filled with natural light from large windows. The kitchen features stainless steel appliances and quartz countertops, perfect for cooking and entertaining. Luxury vinyl plank flooring enhances the main living areas, while cozy carpets warm the bedrooms. The primary bedroom boasts an ensuite bathroom and walk-in closet. Enjoy outdoor living with a private patio, ideal for relaxation and gatherings. The attached garage, along with additional driveway space, offers parking for up to two cars. (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







