



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2117 81 Street #175, Calgary T3H 3V8**

MLS®#: **A2195174**

Area: **Springbank Hill**

Listing Date: **02/25/25**

List Price: **\$534,900**

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

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,054**  
Low Sqft:  
Ttl Sqft: **1,054**

DOM

**1**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Landscaped,Low Maintenance Landscape,Many Trees,Street Lighting**  
Park Feat: **Garage Door Opener,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting,Private Entrance**

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`7" x 4`11"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`10" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`5" x 9`7"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`2" x 4`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`0" x 10`11"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>5`11" x 4`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`5" x 8`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`3" x 10`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`7" x 11`6"</b>	<b>Balcony</b>	<b>Main</b>	<b>11`7" x 6`8"</b>
<b>Flex Space</b>	<b>Lower</b>	<b>14`7" x 7`4"</b>	<b>Entrance</b>	<b>Lower</b>	<b>4`7" x 4`1"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>10`2" x 3`3"</b>			

Condo Fee:  
**\$219**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**MC-2**

Legal Desc: **2411947**

Remarks

Pub Rmks: **Welcome to The Elkwood Townhouse Project. Situated in the desirable community of Springbank Hill. This stunning 2-bedroom, 2-bathroom unit offers over a thousand square feet of thoughtfully designed living space with modern finishes and an open-concept layout. Step inside to find a spacious living and dining area that seamlessly flows into a contemporary kitchen featuring granite countertops, stainless steel appliances, and ample storage. The primary bedroom boasts a walk-in closet and a private 4-piece ensuite. While the second bedroom is perfect for guests or a home office. The second 4-piece bathroom and in-suite laundry add to the convenience of every day living. Enjoy your private balcony by relaxing, entertaining or having a bbq evening with family and friends. This unit also includes titled underground parking for added security. The building is professionally managed, with a low-maintenance lifestyle in mind. Located just minutes from Aspen Landing Shopping Centre, top-rated schools, parks, and transit. This home offers the perfect balance of comfort and accessibility. This is your chance to secure a unit in one of Calgary's most sought-after new developments. Don't miss out—book your showing today!**

Inclusions:  
Property Listed By: **N/A**  
**URBAN-REALTY.ca**

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















