



THE
A-TEAM

**RE/MAX
FIRST**

826 81 Street, Calgary T3H 6B1

MLS®#: **A2197999**

Area: **West Springs**

Listing Date: **03/10/25**

List Price: **\$883,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,845**
Low Sqft:
Ttl Sqft: **1,845**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

-0
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **Townhouse**

Parking

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

Access:

Lot Feat: **See Remarks**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Brick,Composite Siding,See Remarks**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **See Remarks**

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
------	-------	------------	-----------------------------	-------	------------

Condo Fee: **\$295**
Legal Desc: **2411647**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **RG**

Remarks

Pub Rmks: **This exquisite 3-Bedroom End Unit Townhome is ideally located in the vibrant West District, a neighborhood that seamlessly combines the beauty of nature with the**

convenience of modern living. Surrounded by lush parks, scenic pathways, and premium shopping, it offers both a sense of community and unmatched accessibility. The home is thoughtfully designed, featuring 3 spacious Bedrooms, 2.5 Bathrooms, and an attached double-heated Garage. The main floor showcases a versatile Flex Room, perfect for a home office or additional living space. Inside, the open-concept layout is enhanced by sophisticated finishes, including sleek wide plank flooring and soaring ceilings that create an airy, expansive feel. The kitchen is a culinary masterpiece, equipped with full-height cabinetry, soft-close doors, a gas range, fridge, built-in microwave, and a convenient pantry. The impressive Eat-Up Bar, adorned with elegant Quartz countertops, provides an ideal space for casual dining or entertaining guests. The Owner's Suite offers a tranquil retreat with a generous walk-in closet and a refined 3-piece Ensuite. The upper floor also includes two additional Bedrooms, a chic 4-piece Main Bathroom, and the added convenience of upper-floor laundry. Bright, elegant, and move-in ready, District Towns offer a lifestyle of sophistication and comfort. Don't miss the opportunity to own this remarkable residence. Explore our photo gallery of similar homes today.

Inclusions:
Property Listed By:

n/a
RE/MAX Real Estate (Central)

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







