



THE
A-TEAM

**RE/MAX
FIRST**

2117 81 Street #74, Calgary T3H6H5

MLS® #: **A2198090** Area: **Springbank Hill** Listing Date: **03/04/25** List Price: **\$629,000**
 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: Finished Floor Area
 Lot Shape: Abv Sqft: **1,596**
 Low Sqft:
 Ttl Sqft: **1,596**

DOM

5
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Garden, Landscaped, Low Maintenance Landscape, Street Lighting, Underground Sprinklers**
 Park Feat: **Single Garage Attached, Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		4pc Bathroom	Upper	
4pc Ensuite bath	Upper		Living Room	Main	14`5" x 13`7"
Dining Room	Main	14`5" x 9`9"	Bedroom - Primary	Upper	11`6" x 13`2"
Bedroom	Upper	8`8" x 11`6"	Bedroom	Upper	10`10" x 7`11"
Kitchen	Main	13`7" x 10`8"	Laundry	Upper	3`4" x 3`2"

Legal/Tax/Financial

Condo Fee:
\$318

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
TBD

Legal Desc: **TBD**

Remarks

Pub Rmks: **Welcome to this stunning new Lucas Model 2 townhome in the sought-after Elkwood project, located in the vibrant Springbank community in SW Calgary. This spacious 1500+ sq ft home offers modern living at its finest with an open-concept design and luxurious finishes throughout. Open-Concept layout, seamlessly integrated living and dining areas with large windows that flood the space with natural light. Modern kitchen with stainless steel appliances and quartz countertops are perfect for cooking and socializing. Unit has luxury vinyl plank flooring throughout the main living areas and cozy carpets in the bedrooms. Spacious primary bedroom featuring an ensuite bathroom and a walk-in closet. Outdoor living is enhanced with a private patio, ideal for outdoor relaxation and gatherings. Convenient attached garage with an additional driveway space will allow you to park up to 2 cars! Photos are representative.**

Inclusions:
Property Listed By: **N/A**
Bode Platform Inc.

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









