



THE
A-TEAM

**RE/MAX
FIRST**

826 81 Street, Calgary T3H 6B1

MLS®#: **A2198570**

Area: **West Springs**

Listing Date: **03/02/25**

List Price: **\$883,888**

Status: **Active**

County: **Calgary**

Change: **-\$111, 06-Mar**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

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

DOM

8
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**
Sewer:
Ext Feat: **Other**

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

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

Room Information

Room	Level	Dimensions
Living Room	Second	10`2" x 11`1"
Dining Room	Second	13`9" x 9`7"
Bedroom - Primary	Third	11`10" x 11`4"
Bedroom	Third	10`5" x 9`5"
4pc Bathroom	Third	0`0" x 0`0"
Den	Main	10`5" x 11`2"

Room	Level	Dimensions
Kitchen	Second	13`6" x 15`6"
2pc Bathroom	Second	0`0" x 0`0"
Bedroom	Third	10`5" x 9`5"
Laundry	Third	0`0" x 0`0"
Balcony	Main	21`7" x 7`9"
4pc Ensuite bath	Third	9`6" x 7`3"

Legal/Tax/Financial

Condo Fee:
\$295

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RG

Legal Desc: **2411647**

Remarks

Pub Rmks: **Welcome to this exquisite 3-Bedroom End Unit Townhome, perfectly situated in the vibrant West District. This thriving neighbourhood is surrounded by parks, pathways, and top-notch shopping, combining convenience with a sense of community. This elegantly designed residence features 3 spacious Bedrooms, 2.5 Bathrooms, and an attached double heated Garage. On the main floor, a versatile Flex Room awaits, ideal for a home office or additional living space. Inside, you'll be greeted by sophisticated finishes, including sleek wide plank flooring and soaring ceilings that enhance the open-concept layout. The kitchen is a culinary dream, equipped Height Cabinetry, Soft-Close Doors, Gas Range, Fridge, Built-in Microwave, and a convenient pantry. The expansive Eat-Up Bar, adorned with stunning Quartz Countertops, is perfect for casual dining or entertaining guests. Retreat to the Owner's Suite, a private oasis featuring a generous Walk-in Closet and a stylish 3-piece Ensuite Bathroom. The upper floor also offers two additional Bedrooms, a chic 4-piece Main Bathroom, and the convenience of upper-floor Laundry. Bright, airy, and move-in ready, District Towns present a sophisticated lifestyle where you can truly thrive. Don't miss your opportunity to own this remarkable home! View our photo gallery of similar homes.**

Inclusions: n/a
Property Listed By: **RE/MAX Real Estate (Central)**

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







