

# \$645,750 - 84, 2117 81 Street Sw, Calgary

MLS® #A2181218

**\$645,750**

3 Bedroom, 3.00 Bathroom, 1,553 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

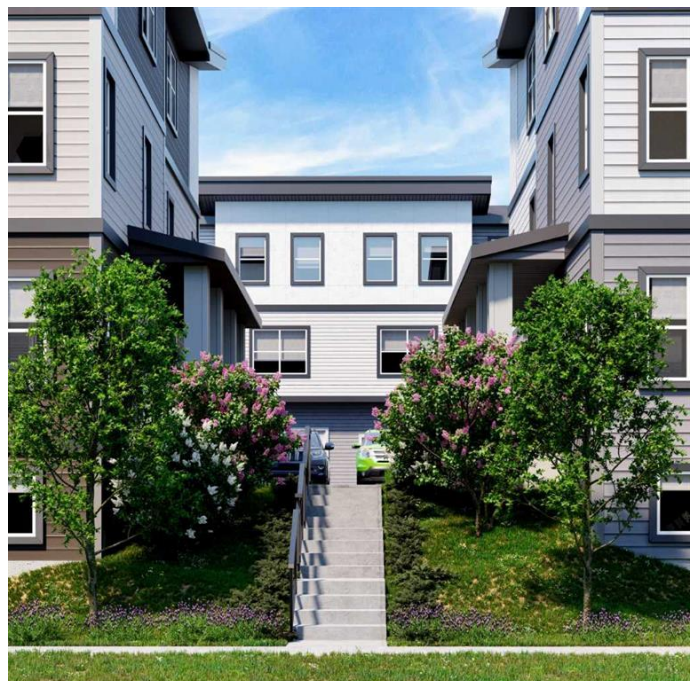
Welcome to this stunning new Lucas Model townhome in the sought-after Elkwood project, located in the vibrant Springbank community in SW Calgary. This spacious 1500+ sq ft home offers modern living at its finest with an open-concept design and luxurious finishes throughout. Open-Concept layout, seamlessly 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 enhanced with a private patio, ideal for outdoor relaxation and gatherings. Convenient attached car garage with an additional driveway space will allow you to park up to 2 cars. Be a part of the desirable, vibrant Springbank Hill community. Showings on site available. Photos are representative.

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2181218  |
| Price     | \$645,750 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,553         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 84, 2117 81 Street Sw |
| Subdivision | Springbank Hill       |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3H3V8                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Recreation Facilities  |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator                  |
| Heating           | Forced Air  |
| Cooling           | None  |
| Basement          | None  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony                                       |
| Lot Description   | Landscaped                                    |
| Roof              | Asphalt Shingle                               |
| Construction      | Cement Fiber Board, Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete, Wood                         |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | December 3rd, 2024 |
| Days on Market | 139                |
| Zoning         | TBD                |
| HOA Fees       | 150                |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.