

# \$883,999 - 826 81 Street Sw, Calgary

MLS® #A2197999

**\$883,999**

3 Bedroom, 3.00 Bathroom, 1,845 sqft  
Residential on 0.00 Acres

West Springs, Calgary, Alberta

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.



Built in 2024

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2197999      |
| Price          | \$883,999     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,845         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 826 81 Street Sw |
| Subdivision | West Springs     |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T3H 6B1          |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | See Remarks             |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Fireplace         | Yes                     |
| # of Fireplaces   | 1                       |
| Fireplaces        | Electric                |

|              |                       |
|--------------|-----------------------|
| Has Basement | Yes                   |
| Basement     | Finished, See Remarks |

### **Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Other                                |
| Lot Description   | See Remarks                          |
| Roof              | Asphalt Shingle                      |
| Construction      | Brick, Composite Siding, See Remarks |
| Foundation        | See Remarks                          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 3                |
| Zoning         | RG               |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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