

\$392,900 - 2403, 2117 81 Street Sw, Calgary

MLS® #A2244526

\$392,900

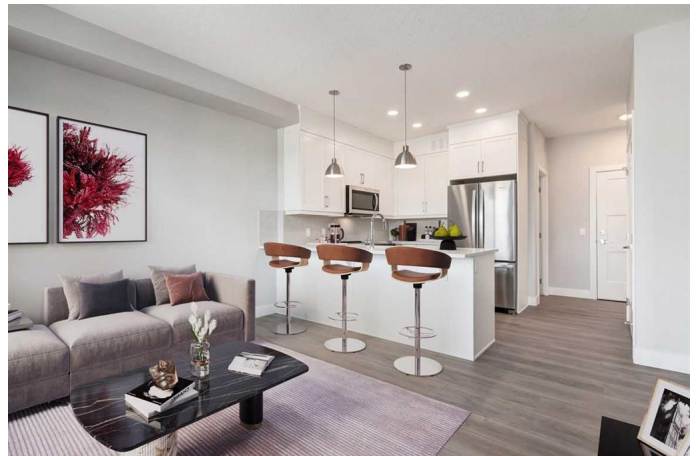
1 Bedroom, 1.00 Bathroom, 601 sqft
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

The Whitney is an impeccably designed boutique condominium, ideally located in the prestigious Aspen Park and Springbank Hill area. Set beside a protected environmental reserve with a winding ravine and extensive walking paths, this residence offers a rare blend of natural beauty and urban convenience. Enjoy stunning mountain, prairie, and community views, with Aspen Landing just a five-minute walk away and downtown Calgary only a ten-minute drive.

This one-bedroom, one-bath MIDTOWN unit offers 654 square feet of living space based on architectural measurements, with 600 square feet according to RMS standards. The open-concept layout features in-suite laundry, a spacious patio, air conditioning, titled underground parking, luxury vinyl plank flooring, quartz countertops, custom cabinetry, designer tile, stainless steel appliances, and additional walk-in storage.

Developed by Cove Properties, one of Calgary's most respected multifamily builders known for their dedication to quality craftsmanship, The Whitney is now 93% sold out. Only four units remain, ranging from 600 square foot one-bedroom homes to 1,200 square foot two-bedroom plus den layouts. Final legal plan and property taxes yet to be confirmed. An annual HOA fee is anticipated, though not yet finalized. Building is still under construction. Tentative project completion is



set btw October and December 2025. Please note that all photos shown are from Cove Properties' previous show suites and are intended to illustrate the level of interior finishes that can be expected at The Whitney. Current available units have already had their interior finish selections chosen. This is a limited opportunity to own in one of Calgary's most desirable southwest communities. Contact your agent today to arrange a visit to our sales centre.

Built in 2025

Essential Information

MLS® #	A2244526
Price	\$392,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	601
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2403, 2117 81 Street Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6H5

Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Stall, Titled

Interior

Interior Features	Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	In Floor, Natural Gas
Cooling	Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	None
Roof	Flat Torch Membrane
Construction	Stone, Stucco, Wood Frame, Cement Fiber Board

Additional Information

Date Listed	August 18th, 2025
Days on Market	16
Zoning	MC-2

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.