

# \$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 | 4                 |
| Zoning         | MC-2              |

## Listing Details

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

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