

# \$584,900 - 2113, 2117 81 Street Sw, Calgary

MLS® #A2244529

**\$584,900**

2 Bedroom, 2.00 Bathroom, 1,091 sqft  
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

The Whitney is an impeccably designed boutique condo building, situated in the esteemed Aspen Park/Springbank Hill area. Your new home graces one of the finest locations, nestled beside a protected environmental reserve (ravine) that winds through the community, offering extensive recreational walking paths. The Whitney boasts stunning mountain, prairie, and community vistas, with Aspen Landing just a 5-minute stroll away and Downtown a quick 10-minute drive. Your new 2 bed/2 bath BROADWAY unit offers 1161 sq.ft. of architectural measurement (1,091 sq.ft. RMS measurement) of living space, inclusive of en-suite laundry, open concept living, a large patio, air-conditioning, titled underground parking, luxury vinyl plank flooring, quartz counters, custom cabinetry, designer tile, stainless 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 three 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. Building is near completion with possession available in



November & 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® #         | A2244529          |
| Price          | \$584,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,091             |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 2113, 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, Washer, Stove(s) |
| 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 | 65                |
| 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.