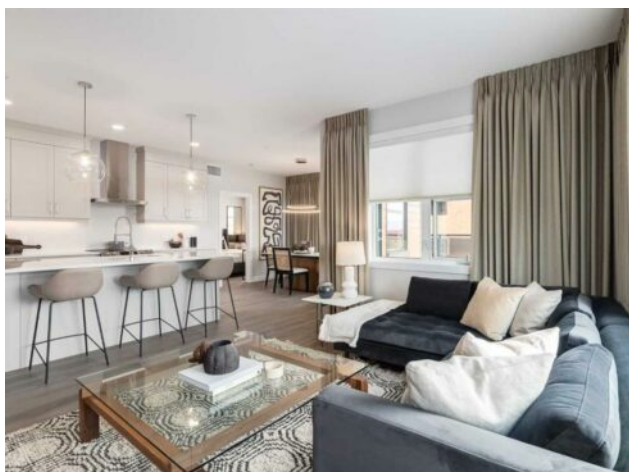


2204, 2117 81 Street SW
Calgary, Alberta

MLS # A2244539



\$542,900

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	878 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 478
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Stone, Stucco, Wood Frame	Zoning:	MC-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

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 GRAMERCY unit offers 946 sq.ft. of architectural measurement (878 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, and stainless appliances. 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 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.