



**2202, 2117 81 Street SW
Calgary, Alberta**

MLS # A2272257



\$625,000

Division: Springbank Hill

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 1,067 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 2 **Baths:** 2

Garage: Titled, Underground

Lot Size: -

Lot Feat: -

Heating: Forced Air

Water: -

Floors: Carpet, Tile, Vinyl Plank

Sewer: -

Roof: -

Condo Fee: \$ 570

Basement: None

LLD: -

Exterior: Composite Siding, Stone

Zoning: DC

Foundation: -

Utilities: -

Features: Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Recessed Lighting, Smart Home, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data

Inclusions: N/A

Discover luxury condo living in one of Calgary's most desirable southwest communities. This brand-new 2-bed plus den corner unit at The Whitney offers 1,066.60 sq.ft. of bright, open-concept living with a rare southwest exposure overlooking a peaceful protected green reserve. Enjoy natural light throughout the day, complete privacy, and a premium location just steps from scenic walking paths. Designed with upgraded finishes, this home features luxury vinyl plank flooring, upgraded kitchen details, stainless steel appliances, a spacious island, and a built-in air-conditioning unit. The functional layout includes two well-sized bedrooms, a full den ideal for a home office, two modern bathrooms, and a private balcony facing the treeline. Parking is convenient with a titled underground heated stall plus an additional storage locker. Built by Cove Properties—one of Calgary's most respected multifamily builders known for exceptional craftsmanship. This unit is located in the prestigious Springbank Hill neighbourhood. You're a short walk to Aspen Landing and just a 10-minute drive to downtown. A limited opportunity to own a luxury corner unit in a premium southwest community. Book your viewing today.