



**2111, 2117 81 Street SW
Calgary, Alberta**

MLS # A2283973



\$379,000

Division: Springbank Hill

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

Style: Apartment-Single Level Unit

Size: 650 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 2 **Baths:** 1

Garage: Titled, Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 358

LLD: -

Zoning: DC

Utilities: -

Heating: Forced Air **Water:** -
Floors: Carpet, Vinyl Plank **Sewer:** -
Roof: - **Condo Fee:** \$ 358
Basement: - **LLD:** -
Exterior: Composite Siding, Stone **Zoning:** DC
Foundation: - **Utilities:** -
Features: No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

Inclusions: none

Welcome to Unit 2111, 2117 81 Street SW—a brand-new, 2-bedroom, 1-bath condo offering sophisticated low-rise living in Springbank Hill, one of Calgary's most sought-after southwest communities. The unit features an efficient, open-concept layout filled with natural light and finished with wide-plank luxury vinyl flooring, designer tilework, and elevated details throughout. The contemporary kitchen is designed to impress with quartz countertops, cabinetry, a central eating bar, and a sleek stainless steel appliance package—perfect for everyday life and effortless entertaining. The bright living area opens to a private oversized patio, ideal for morning coffee or unwinding after work, all just steps from ravine-side pathways and scenic walking trails. Additional highlights include in-suite laundry, a built-in A/C unit, titled heated underground parking. Built by Cove Properties and thoughtfully positioned near Aspen Landing, top schools, dining, and transit options including the 69 Street CTrain Station—plus quick access downtown and easy weekend escapes toward the Canadian Rockies. A rare opportunity to own a luxury, air-conditioned home in a premium southwest location—book your private showing today.