



**2217, 2117 81 Street SW  
Calgary, Alberta**

**MLS # A2285545**



**\$479,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	878 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 477
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	MC-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*Priced to sell BELOW original purchase &mdash; brand new 2025 premium school-zone condo. Act fast, this one won't last! \*\***  
 Welcome to Unit 2217 at The Whitney in prestigious Springbank Hill&mdash;a brand-new, air-conditioned 2-bedroom, 2-bath CORNER UNIT offering elevated design and exceptional privacy. Ideally positioned as a SECOND-FLOOR CORNER UNIT, this bright home enjoys a unique advantage: the level below is dedicated to BICYCLE STORAGE (NOT A RESIDENTIAL SUITE), providing added quiet and peace of mind. With 877.8 SQ. FT. RMS, the thoughtfully designed layout features expansive windows, quality finishes, and premium sound attenuation throughout. The contemporary kitchen is both stylish and functional, showcasing quartz countertops, a central island with eating bar, soft-close cabinetry, and a sleek stainless steel appliance package&mdash;perfect for everyday living and entertaining. The open-concept living and dining areas flow seamlessly onto an oversized private balcony, ideal for outdoor dining or relaxing evenings. Additional highlights include IN-SUITE LAUNDRY, BUILT-IN A/C, and TITLED HEATED UNDERGROUND PARKING(#45). Located just steps from Aspen Landing, scenic pathways, and transit including 69 Street CTrain Station, with quick access to downtown and convenient routes west toward the mountains. A rare opportunity to own a MOVE-IN READY CORNER UNIT with OVERSIZED BALCONY in this location don't come up often&mdash;book your private showing today.