



**2204, 2117 81 Street SW
Calgary, Alberta**

MLS # A2291348



\$494,900

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

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Tile, 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, walk-in storage, luxury vinyl plank flooring, quartz counters, custom cabinetry, designer tile, and stainless appliances. The beautiful unit facing the municipal reserve and looks out onto green space! Developed by Cove Properties, one of Calgary's most respected multifamily builders known for their dedication to quality craftsmanship. An annual HOA fee is anticipated, though not yet finalized. BUILDING IS COMPLETE AND MOVE IN READY! This is a limited opportunity to own in one of Calgary's most desirable southwest communities. Contact your agent today to arrange a private viewing of the unit.