



**2209, 2117 81 Street SW
Calgary, Alberta**

MLS # A2296691



\$309,900

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	531 sq.ft.	Age:	2025 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 292
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Mixed, Stone, Wood Frame	Zoning:	MC-2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Welcome to The Whitney—where modern design meets everyday comfort. This 1 bed/1bath "Tribeca" unit offers 576 sq.ft of architectural measurement(531 sq.ft RMS measurement) of living space, ideal for first-time buyers, professionals, downsizers, or investors seeking strong value in a premium southwest Calgary location. Step inside to a stylish kitchen featuring granite countertops, upgraded soft-close cabinetry, luxury vinyl plank flooring, and stainless steel Samsung appliances, seamlessly flowing into the bright living and dining area—perfect for entertaining or relaxing at home. The spacious primary bedroom includes a walk-through closet that leads directly to a sleek 4-piece ensuite bathroom, offering both convenience and comfort. One of the standout features is the large private balcony, providing excellent outdoor living space for morning coffee, evening meals, or container gardening. Additional highlights include in-suite laundry, air conditioning, premium sound attenuation, and titled underground parking. Enjoy a walkable lifestyle just 5 minutes from Aspen Landing, home to over 50 shops and services including Safeway, Starbucks, Shoppers Drug Mart, restaurants, and banks. With easy access to 17th Avenue SW, transit, and the C-Train, downtown Calgary is only a 15-minute commute away. Move-in ready and protected by the Certified New Home Warranty Program, this home offers the perfect blend of modern living, convenience, and long-term value. Book your private showing today!