

**2215, 2117 81 Street SW**  
**Calgary, Alberta**

**MLS # A2274517**



**\$319,800**

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

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 292
<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>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to The Whitney in beautiful Springbank Hill, where modern design meets natural serenity. This gorgeous suite is ideal for professionals, first-time homebuyers, mature couples, or investors seeking exceptional value in a premium location. It's a rare opportunity to own a beautifully finished home in a prestigious neighbourhood - one that offers luxury living at an affordable price. This suite is thoughtfully designed with elevated finishes throughout. The heart of the home is the stunning kitchen, featuring an open layout that feels bright and effortless. Enjoy luxury vinyl plank flooring, quartz counters, upgraded soft-close cabinetry, and stainless steel Samsung appliances-perfect for gourmet cooking or entertaining. The spacious bedroom offers a true retreat, complete with an extensive walk-through closet flowing into the 4-piece sparkling bathroom. One of the standout features of this home is the generous balcony, adding an impressive 148.8 sq. ft. of outdoor living space - ideal for morning coffee, evening dinners, container gardening, or simply relaxing. You'll love the comfort and convenience of in-suite laundry and air conditioning. Convenient features continue with titled underground parking, storage, and premium sound attenuation for added peace and quiet. Outside your door, an exceptional lifestyle awaits. You're just a 5-minute stroll to Aspen Landing, home to more than 50 shops and services-Safeway, Starbucks, Shoppers Drug Mart, restaurants, banks, and more. The C-Train, transit, and major routes like 17th Ave SW are moments away, making it an easy 10-minute commute to downtown. The upcoming Springbank Hill Market will add even more vibrancy to this already sought-after neighbourhood. With its perfect blend of style, comfort, and walkable urban-meets-nature living, this home is a winner! Book your showing

today, as it's move-in ready and waiting for you!