

**2407, 2117 81 Street SW**  
**Calgary, Alberta**

**MLS # A2290162**



**\$439,500**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	772 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** In Floor, Natural Gas

**Water:** -

**Floors:** Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 411

**Basement:** -

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** dc

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Elevator, No Smoking Home, Pantry, Quartz Counters

**Inclusions:** N/A

A polished top-floor 1-bedroom + den in The Whitney of Springbank Hill, this upgraded home offers modern finishes, bright open living, and unbeatable walkability. The kitchen features quartz countertops, a full-height quartz backsplash, sleek cabinetry, and a large island with plenty of workspace and storage. Luxury vinyl plank flooring runs throughout, and motorized Alta blinds—controlled through the Bliss Automation app—add effortless convenience. The spacious bedroom includes a walk-in closet, while the den provides the perfect home office or flex space. Air conditioning, 1.5 baths, and in-suite laundry complete the interior. This unit includes titled underground parking and a dedicated storage locker. Located just a 5-minute walk from Aspen Landing, you’re steps from over 50 shops and services including Safeway, Starbucks, Shoppers Drug Mart, restaurants, and banks. Transit, the C-Train, and major routes like 17th Ave SW are moments away, offering a quick 10-minute commute downtown. A rare opportunity to own in one of Calgary’s most desirable west-side communities—modern luxury and everyday convenience come together beautifully in this Springbank Hill gem.