

**2405, 2117 81 Street SW**  
**Calgary, Alberta**

**MLS # A2324028**



**\$339,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Springbank Hill                    |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 604 sq.ft.                         | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Stall, 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>       | -                                                                                                                                                             | <b>Condo Fee:</b> | \$ 332 |
| <b>Basement:</b>   | -                                                                                                                                                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Stone, Stucco, Wood Frame                                                                                                                   | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | Garage Remote Control (1), Key Fobs (2), TV Bracket.                                                                                                          |                   |        |

Elevated Penthouse level living at its finest! Beautifully appointed in The Whitney by Cove Properties, this nearly new, upgraded 1-bedroom residence offers a refined lock-and-leave lifestyle in a highly connected west-side location. Thoughtfully designed with 9' ceilings, in-floor heating, air conditioning, sound dampening construction, elegant recessed lighting, and a soft contemporary palette, the home feels calm, polished, and easy to settle into. The designer kitchen is a true showpiece, beautifully finished with upgraded full-height cabinetry, additional pantry, quartz countertops, hand-set tile backsplash, premium stainless steel appliances, and an oversized island designed for casual dining, morning coffee, or intimate evenings entertaining at home. The living room sits just beyond, offering a comfortable place to unwind with natural light, clean lines, and direct access to the private balcony. Complete with a gas BBQ bib, the balcony becomes a quiet extension of the living space - ideal for fresh air, summer evenings, or a slow start to the day. A thoughtfully integrated office nook creates the ideal work-from-home setting, offering functionality without compromising the home's open, airy feel. Privately positioned, the bedroom is both serene and spacious, complemented by a walk-in closet that enhances the home's sense of organization and ease. The spa-inspired bathroom continues the refined aesthetic with quartz counters, an undermount sink, and a beautifully tiled soaker tub surround, while in-suite laundry adds everyday convenience. Additional highlights include an exceptionally well-positioned titled underground parking stall; arguably one of the best in the building. Ideally situated just steps from both the elevator and storage locker room for unmatched day-to-day convenience. Complemented by TWO storage

lockers, this is a rare and highly coveted offering that elevates the overall condo lifestyle experience. Residents of The Whitney enjoy an elevated lifestyle experience with a beautifully designed lobby, secure entry with camera monitoring, high-speed elevator service, heated underground parking, visitor parking, and professionally landscaped grounds with irrigation. Perfectly situated moments from Aspen Landing, the LRT and Stoney Trail, with effortless access west to the mountains, this exceptional penthouse residence delivers the perfect balance of luxury, convenience, and understated elegance.