

2417, 2117 81 Street SW  
Calgary, Alberta

MLS # A2264631



# \$549,000

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	872 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Other, Parkade, 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, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 477
<b>Basement:</b>	-	<b>LLD:</b>	10-24-2-W5
<b>Exterior:</b>	Cement Fiber Board, Stone, Stucco, Wood Frame	<b>Zoning:</b>	MC-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to The Whitney in Springbank Hill! This brand-new, top-floor corner condo offers the perfect blend of modern design, functionality, and convenience, just steps from Aspen Landing's 50+ shops and services, close to the C-Train and transit, and minutes from 17th Ave SW and downtown. The Madison floor plan features two spacious bedrooms, each with an ensuite, and a bright open concept living area that flows seamlessly to a covered balcony with glass railings and bbq gas line, providing park views. The chef-inspired kitchen boasts Samsung stainless-steel appliances, a quartz island with eating bar, and soft-close cabinetry, while practical features include air conditioning, in-floor heating, in-suite washer/dryer, indoor parking (#29) with extra storage, and a private locker (#18), Extensive fire suppression system located throughout the building including the balconies, closets and attic area with Premium sound attenuation assemblies. With architectural measurement of 946 sq (871 sq. ft. RMS), this home combines style, comfort, and convenience, with walking paths, shops, and restaurants just steps away, offering the ideal mix of city living and natural beauty. MOVE IN READY for quick possession. The following pets are allowed: small birds, one large bird, fish kept in an aquarium not larger than 5 gallons, 2 domestic dogs (subject to a fee of 120 dollars per dog per year), or two domestic cats upon approval.