

# \$620,338 - 2113, 2117 81 Street Sw, Calgary

MLS® #A2107576

**\$620,338**

2 Bedroom, 2.00 Bathroom, 1,100 sqft  
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

The Whitney is an impeccably designed boutique condo building, situated in the esteemed Aspen Park/Springbank Hill area. Your new home graces one of the finest locations, nestled beside a protected environmental reserve (ravine) that winds through the community, offering extensive recreational walking paths. The Whitney boasts stunning mountain, prairie, and community vistas, with Aspen Landing just a 5-minute stroll away and Downtown a quick 10-minute drive. Your new 2 bed/2 bath Broadway unit offers 1161 sq.ft. of architectural measurement (1100 sq.ft. RMS measurement) of living space, inclusive of en-suite laundry, open concept living, a large patio, air-conditioning (optional), titled underground parking, luxury vinyl plank flooring (optional), quartz counters, custom cabinetry, designer tile, and stainless appliances.

Developed by Cove Properties, one of Calgary's premier multifamily developers renowned for their commitment to quality construction, The Whitney has reached an impressive 95% sold-out status, with only 4 units remaining, ranging from 600 sq.ft. one-bedroom units to 1200 sq.ft. 2-bed + Den configurations. RMS measurements are based on the builder's architectural drawings, with the legal plan and taxes to be determined. An annual HOA fee is anticipated but has yet to be finalized. Please note, you can no longer



choose your finishes - the builder has now selected all finishes for remaining units.

The building is under construction, with a tentative completion date set for the late fall/early winter of 2025. Please note that all photos showcased are from Cove Properties Show Suites (85th & Park or Apollo), serving as representations of the exterior and interior finishing standards to be expected at The Whitney. Our sales center is currently closed and accepting meetings by appointment only.

Built in 2025

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2107576    |
| Price          | \$620,338   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,100       |
| Acres          | 0.00        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 2113, 2117 81 Street Sw |
| Subdivision | Springbank Hill         |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H 6H5                 |

### **Amenities**

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Visitor Parking |
| Parking Spaces | 1                            |

Parking Stall, Titled

### **Interior**

Interior Features Kitchen Island, Open Floorplan, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Refrigerator, Range Hood, Stove(s), Washer  
Heating In Floor, Natural Gas  
Cooling None  
# of Stories 4

### **Exterior**

Exterior Features None  
Roof Flat Torch Membrane  
Construction Cement Fiber Board, Stone, Stucco, Wood Frame

### **Additional Information**

Date Listed March 13th, 2024  
Days on Market 363  
Zoning MC-2

### **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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