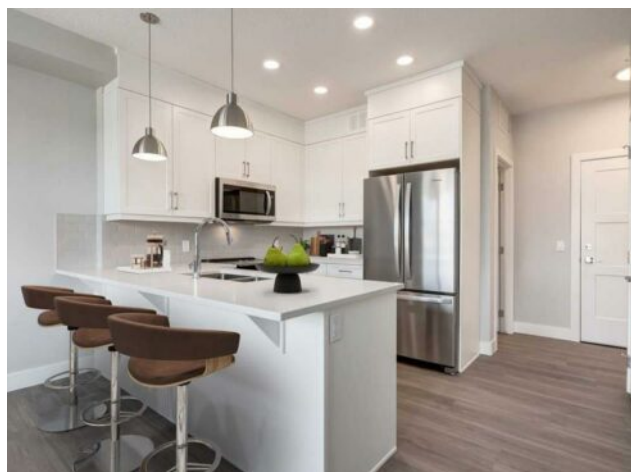


2403, 2117 81 Street SW
Calgary, Alberta

MLS # A2235325



\$418,469

| | | | |
|------------------|------------------------------------|---------------|------------------|
| Division: | Springbank Hill | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 601 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall, Titled | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | In Floor, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Flat Torch Membrane | Condo Fee: | \$ 332 |
| Basement: | - | LLD: | - |
| Exterior: | Cement Fiber Board, Stone, Stucco, Wood Frame | Zoning: | MC-2 |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: N/A

The Whitney is an impeccably designed boutique condominium, ideally located in the prestigious Aspen Park and Springbank Hill area. Set beside a protected environmental reserve with a winding ravine and extensive walking paths, this residence offers a rare blend of natural beauty and urban convenience. Enjoy stunning mountain, prairie, and community views, with Aspen Landing just a five-minute walk away and downtown Calgary only a ten-minute drive. This one-bedroom, one-bath Midtown unit offers 654 square feet of living space based on architectural measurements, with 600 square feet according to RMS standards. The open-concept layout features in-suite laundry, a spacious patio, air conditioning, titled underground parking, luxury vinyl plank flooring, quartz countertops, custom cabinetry, designer tile, and stainless steel appliances. Developed by Cove Properties, one of Calgary's most respected multifamily builders known for their dedication to quality craftsmanship, The Whitney is now 95 percent sold out. Only four units remain, ranging from 600 square foot one-bedroom homes to 1,200 square foot two-bedroom plus den layouts. RMS measurements are based on architectural drawings, with final legal plan and property taxes yet to be confirmed. An annual HOA fee is anticipated, though not yet finalized. Tentative project completion is set for fall 2025. Please note that all photos shown are from Cove Properties' previous show suites and are intended to illustrate the level of interior finishes that can be expected at The Whitney. Current available units have already had their interior finish selections chosen. This is a limited opportunity to own in one of Calgary's most desirable southwest communities. Contact your agent today to arrange a visit to our sales centre, located in the 16 West showhome in northwest Calgary. Our

team will walk you through the remaining inventory, available locations, standard and upgrade specifications, and answer any questions you may have.