

# \$559,000 - 2417, 2117 81 Street Sw, Calgary

MLS® #A2264631

**\$559,000**

2 Bedroom, 2.00 Bathroom, 872 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

OPEN HOUSE Saturday Nov 8th 1-3pm and Sunday Nov 9th 1-3pm, come check out this fabulous condo! 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.

Built in 2025



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2264631          |
| Price          | \$559,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 872               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2417, 2117 81 Street Sw |
| Subdivision | Springbank Hill         |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H6H5                  |

## Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Visitor Parking |
| Parking Spaces | 1                                             |
| Parking        | Other, Parkade, Stall, Titled, Underground    |

## Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer |
| Heating           | In Floor, Natural Gas                                                                                                       |
| Cooling           | Full, Wall Unit(s)                                                                                                          |
| # of Stories      | 4                                                                                                                           |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | None                |
| Roof              | Flat Torch Membrane |

|              |                                               |
|--------------|-----------------------------------------------|
| Construction | Cement Fiber Board, Stone, Stucco, Wood Frame |
| Foundation   | Poured Concrete                               |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 27                 |
| Zoning         | MC-2               |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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