2113 2117 81 Street SW

Calgary | Active | MLS® A2336848

$514,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2024**	**1,091.1 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

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 (1,091 sq.ft. RMS measurement) of living space, inclusive of en-suite laundry, open concept living, a large patio, air-conditioning, titled underground parking (extra parking is available for purchase), luxury vinyl plank flooring, quartz counters, custom cabinetry, designer tile, stainless appliances, and additional walk-in storage. Developed by Cove Properties, one of Calgary's most respected multifamily builders known for their dedication to quality craftsmanship. An annual HOA fee is anticipated, though not yet finalized. BUILDING IS COMPLETE AND MOVE IN READY! This is a limited opportunity to own in one of Calgary's most desirable southwest communities. Contact your agent today to arrange a private viewing of the unit.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336848
Bedrooms	2
Bathrooms	2
Year Built	2024
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,091.1 sq. ft.
Main Level Finished Area:	1,091.1 sq. ft.

Condo Fee:	$583.49
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls, No One Below
Total Rooms Above Grade:	4
Year built:	2024 (Age: 2)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	2511387
Heating:	In Floor, Natural Gas
Builder:	Cove Properties
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Stone, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Flat Torch Membrane
Ensuite:	Yes

Flooring:	Vinyl Plank
Cooling:	Wall Unit(s)
Fireplaces:	0
Garage:	No
Parking:	Stall, Titled
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Springbank Hill
Amenities:	Elevator(s), Visitor Parking
Appliances:	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 12'10" × 11'2" ·
Main Floor	Living Room · 18'3" × 15'5" ·
Main Floor	Bedroom - Primary · 13'11" × 10'3" ·
Main Floor	Walk-In Closet · 10'3" × 5'9" ·
Main Floor	Bedroom · 12'11" × 10'9" ·
Main Floor	Laundry · 6'5" × 5' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)

Exterior Features:	None
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC
Listed Date:	Aug 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2113-2117-81-street-sw-calgary-a2336848/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 27, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.