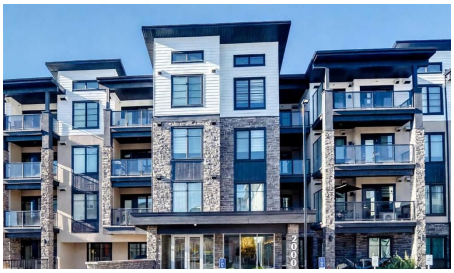
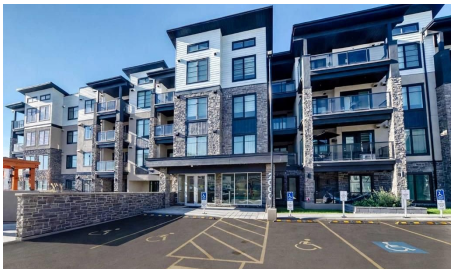
2209 2117 81 Street SW

Calgary | Active | MLS® A2357112

$319,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2025**	**531 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Canyon Creek

A closer look

BRAND NEW, NEVER OCCUPIED - AND ALL FURNITURE IS INCLUDED! Welcome to The Whitney in Aspen, one of Calgary's most prestigious southwest communities. This 2025-built "Tribeca" unit is the definition of turn-key: it truly doesn't get more move-in ready than this. Just bring your suitcase - everything else is already here.

Inside, 576 sq.ft. (531 sq.ft. RMS) of smartly designed space delivers style and function. The sleek kitchen features granite countertops, upgraded soft-close cabinetry, and stainless steel Samsung appliances, opening to a bright living and dining area with luxury vinyl plank flooring throughout. The spacious primary bedroom offers a walk-through closet leading to a modern 4-piece ensuite, and a large private balcony extends your living space outdoors.

INVESTORS - THIS ONE CHECKS EVERY BOX: fully furnished for immediate rental income, never occupied with warranty remaining (minimal maintenance for years), low condo fees of $291.72/month, titled underground parking, and strong year-round rental demand in Aspen from professionals and young families. A rare chance to own a cash-flowing, hands-off asset in a blue-chip neighbourhood.

Enjoy in-suite laundry, air conditioning, and premium sound attenuation, just 5 minutes from Aspen Landing's 50+ shops and services, top-ranked schools, and pathways - with a quick 15-minute commute downtown via 17th Avenue SW.

Furnished, finished, and ready from day one. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357112
Bedrooms	1
Bathrooms	1
Year Built	2025
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:	531 sq. ft.
Condo Fee:	$291.72
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Other
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2025 (Age: 1)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	1
Plan:	2511387
Heating:	In Floor, Natural Gas
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Concrete, Mixed, Stone, Wood Frame

Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	Wall Unit(s)
Fireplaces:	0
Garage:	No
Parking:	Underground
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:	Bicycle Storage, Elevator(s), Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer
Inclusions:	Funiture is included with the sale
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Walk-In Closet · 6'11" × 4'9" ·
Main Floor	Laundry · 6'5" × 3'3" ·
Main Floor	Entrance · 6'11" × 6'5" ·
Main Floor	Kitchen · 12'10" × 7'2" ·
Main Floor	Dining Room · 10'11" × 7' ·
Main Floor	Bedroom - Primary · 10'9" × 9'1" ·

Main Floor	Living Room · 9'7" × 9' ·
Main Floor	Balcony · 18'4" × 7'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2209-2117-81-street-sw-calgary-a2357112/

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

Data was last updated November 23, 2026 at 04:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.