2413 2117 81 Street SW

Calgary | Active | MLS® A2351135

$325,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2025**	**521 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

FULLY FURNISHED top-floor living with ultra-low condo fees of just $331/month - welcome to this beautifully upgraded 1-bedroom penthouse-level residence in The Whitney by Cove Properties, one of Springbank Hill's most desirable addresses. Turnkey and move-in or rent-out ready, this nearly new home pairs 9' ceilings, in-floor heating, air conditioning, and sound-dampening construction with a calm, contemporary palette. The designer kitchen impresses with full-height cabinetry, a dedicated pantry, quartz countertops, hand-set tile backsplash, premium stainless steel appliances, and an oversized island made for entertaining. The bright living room flows to a private balcony with gas BBQ hookup, while a built-in office nook creates the perfect work-from-home setup. The serene bedroom offers a walk-in closet, and the spa-inspired bathroom features quartz counters and a tiled soaker tub surround. In-suite laundry, a prime titled underground heated parking stall steps from the elevator, and a storage locker complete the package - with condo fees that include heat, water, insurance, and parking. Set in one of Calgary's most coveted school areas near prestigious Rundle College and Ernest Manning High School, and minutes to Aspen Landing, Westside Recreation Centre, the LRT, and Stoney Trail - with the mountains an easy drive west. Furnished, low fees, truly turnkey - a rare west-side opportunity for first-time buyers, professionals, downsizers, and investors. Springbank Hill condo living at its finest.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351135
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:	521 sq. ft.
Condo Fee:	$331.53
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Top
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls, No One Above
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:	0
Plan:	2511387
Heating:	In Floor
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Concrete, Mixed, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Carpet, Tile, Vinyl Plank

Cooling:	Wall Unit(s)
Fireplaces:	0
Garage:	No
Parking:	Additional Parking, Gated, Guest, Heated Garage, Owned, Parkade, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Elkwood in Aspen Spring
Community:	Springbank Hill
Amenities:	Community Gardens, Dog Park, Park, Playground, Recreation Facilities, Storage, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer
Inclusions:	Furniture can be negotiated
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Cats OK, Dogs OK, Yes
Main Floor	Bedroom · 10'9" × 9'1" ·
Main Floor	Living Room · 12'2" × 8'11" ·
Main Floor	Dining Room · 10'11" × 5'5" ·
Main Floor	Kitchen · 11'9" × 7'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Exterior Features:	Storage
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2413-2117-81-street-sw-calgary-a2351135/

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