



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2307, 2117 81 Street SW
Calgary, Alberta

MLS # A2286599



\$420,000

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	772 sq.ft.	Age:	2025 (1 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 411
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	dc
Foundation:	-	Utilities:	-

Features: Built-in Features, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)

Inclusions: n/a

Open House - Saturday May 9th from 2 to 4pm. The Whitney welcomes you to Springbank Hill, where modern design and amenities meet natural beauty. This stunning 3rd level suite is ideal for anyone looking for an abundance of space in this oversized 1 bedroom, 1.5 bathroom, plus den upgraded suite in a premium location. Highly sought after Springbank Hill offers luxury living at a great price. Step into your brand-new home thoughtfully designed with elevated finishings throughout. Work from home with your own private den and separate guest bathroom. Some of the upgrades include: shaker-style cabinets in the kitchen and bathrooms, full height upper cabinets with filler to the ceiling, quartz counters with quartz backsplash throughout, upgraded tile flooring in the ensuite, Luxury Vinyl Plank flooring, upgraded stainless steel Samsung appliances complete with an upgraded stainless steel hoodfan, in this fully air-conditioned unit. California Closets custom shelving in the laundry room and pantry add the custom touch you have been looking for. The stunning kitchen with its open layout feels bright and effortless -perfect for gourmet cooking or entertaining. The spacious bedroom offers a true retreat, complete with an extensive walk-through closet that provides exceptional storage and flows into the 4-piece ensuite bathroom. The generous balcony adds outdoor living space - ideal for your morning coffee, evening dinners or simply relaxing. Enjoy the comfort of in-suite laundry and air conditioning. Titled underground parking, storage, and premium sound attenuation for added peace and quiet. Outside your door, an exceptional lifestyle awaits. You're just a 5-minute walk to Aspen Landing, with more than 50 shops and services-Safeway, Starbucks, Shoppers Drug Mart, restaurants, banks, and more. The C-Train, public transit, and major routes like 17th

Ave SW are moments away, making it an easy 10-minute commute to downtown. Also a quick exit west to out Mountain Parks. The perfect blend of style, comfort, and walkability in this urban-meets-nature home. Come see for yourself!