



2407, 2117 81 Street SW  
Calgary, Alberta

MLS # A2290162



**\$439,500**

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

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 411
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	dc
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** N/A

A polished top-floor 1-bedroom + den in The Whitney of Springbank Hill, this upgraded home offers modern finishes, bright open living, and unbeatable walkability. The kitchen features quartz countertops, a full-height quartz backsplash, sleek cabinetry, and a large island with plenty of workspace and storage. Luxury vinyl plank flooring runs throughout, and motorized Alta blinds—controlled through the Bliss Automation app—add effortless convenience. The spacious bedroom includes a walk-in closet, while the den provides the perfect home office or flex space. Air conditioning, 1.5 baths, and in-suite laundry complete the interior. This unit includes titled underground parking and a dedicated storage locker. Located just a 5-minute walk from Aspen Landing, you’re steps from over 50 shops and services including Safeway, Starbucks, Shoppers Drug Mart, restaurants, and banks. Transit, the C-Train, and major routes like 17th Ave SW are moments away, offering a quick 10-minute commute downtown. A rare opportunity to own in one of Calgary’s most desirable west-side communities—modern luxury and everyday convenience come together beautifully in this Springbank Hill gem.