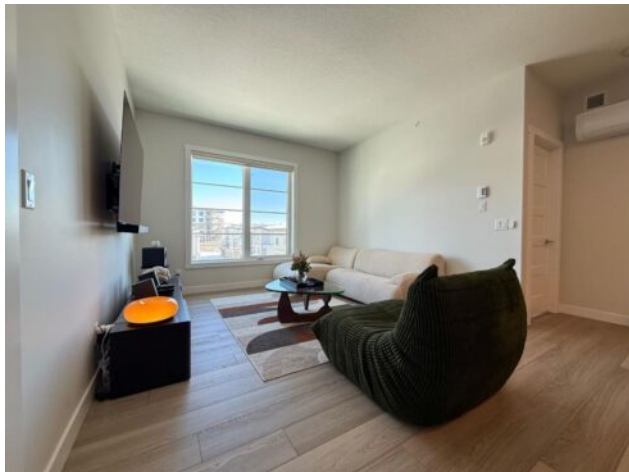


2407, 2117 81 Street SW
Calgary, Alberta

MLS # A2290162



\$439,500

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:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 411
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	dc
Foundation:	Poured Concrete	Utilities:	-
Features:	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.