

**2113, 2117 81 Street SW**  
**Calgary, Alberta**

**MLS # A2107576**



**\$582,645**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	2025 (-1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 627
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Stucco, Wood Frame	<b>Zoning:</b>	MC-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

The Whitney is an impeccably designed boutique condo building, situated in the esteemed Aspen Park/Springbank Hill area. Your new home graces one of the finest locations, nestled beside a protected environmental reserve (ravine) that winds through the community, offering extensive recreational walking paths. The Whitney boasts stunning mountain, prairie, and community vistas, with Aspen Landing just a 5-minute stroll away and Downtown a quick 10-minute drive. Your new 2 bed/2 bath Broadway unit offers 1161 sq.ft. of architectural measurement (1100 sq.ft. RMS measurement) of living space, inclusive of en-suite laundry, open concept living, a large patio, air-conditioning (optional), titled underground parking, luxury vinyl plank flooring (optional), quartz counters, custom cabinetry, designer tile, and stainless appliances. Developed by Cove Properties, one of Calgary's premier multifamily developers renowned for their commitment to quality construction, The Whitney has reached an impressive 85% sold-out status, with only 6 units remaining ranging from 600 sq.ft. one-bedroom units to 1200 sq.ft. 2-bed + Den configurations. RMS measurements are based on the builder's architectural drawings, with the legal plan and taxes to be determined. An annual HOA fee is anticipated but has yet to be finalized. Construction for the building is slated to commence in May 2024, with a tentative completion date set for the fall of 2025. Please note that all photos showcased are from Cove Properties Show Suites (85th & Park or Apollo), serving as representations of the exterior and interior finishing standards to be expected at The Whitney. There are 4 interior design packages available for selection, with customization options including the addition of fireplaces and air-conditioning. Our sales center is currently closed and accepting meetings by appointment only.