



THE
A-TEAM

**RE/MAX
FIRST**

2117 81 Street #2307, Calgary T3H 6H5

MLS®#: **A2107580**

Area: **Springbank Hill**

Listing Date: **03/13/24**

List Price: **\$530,145**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **884**
Low Sqft:
Ttl Sqft: **884**

DOM

67
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall,Titled**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stone,Stucco**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer**
Int Feat: **Kitchen Island,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	16`5" x 8`10"
Dining Room	Main	12`4" x 8`9"
Walk-In Closet	Main	7`10" x 3`8"
Bedroom	Main	10`0" x 10`0"
4pc Bathroom	Main	10`0" x 4`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`4" x 11`9"
Bedroom - Primary	Main	10`6" x 10`0"
3pc Ensuite bath	Main	10`0" x 4`11"
Walk-In Closet	Main	7`6" x 4`2"
Laundry	Main	3`5" x 3`4"

Legal/Tax/Financial

Condo Fee:
\$510

Title:
Fee Simple
Fee Freq:

Zoning:
MC-2

0000000

Monthly

Remarks

Pub Rmks:	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 Gramercy unit offers 946 sq.ft. of architectural measurement (884 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.
Inclusions:	N/A
Property Listed By:	Century 21 Bamber Realty LTD.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





