



THE
A-TEAM

**RE/MAX
FIRST**

122 SPRING CREEK Common, Calgary T3H 6E2

MLS®#: **A2164850**

Area: **Springbank Hill**

Listing Date: **09/12/24**

List Price: **\$459,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2023**

Finished Floor Area

Abv Sqft: **1,195**

Low Sqft:

Ttl Sqft: **1,195**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

See Remarks

Single Garage Attached

DOM

7

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Stacked Townhouse**

Parking

Ttl Park: **1**

Garage Sz: **1**

Utilities and Features

Roof: **Flat**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Cement Fiber Board,Stone,Wood Frame**
Flooring: **Carpet**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Upper	9`11" x 5`0"
Bedroom	Upper	10`1" x 12`6"
Kitchen	Upper	10`3" x 8`6"
Living Room	Upper	15`7" x 12`9"
Den	Main	12`2" x 11`2"

Room	Level	Dimensions
4pc Ensuite bath	Upper	9`1" x 5`0"
Dining Room	Upper	7`6" x 9`4"
Laundry	Upper	9`0" x 6`3"
Bedroom - Primary	Upper	12`9" x 11`6"

Legal/Tax/Financial

Condo Fee:
\$269

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2310220**

Remarks

Pub Rmks: **Welcome to this exquisite top-floor corner unit located in the highly sought-after community of Springbank Hill. This home features a private attached garage and a convenient gas BBQ line, perfect for outdoor entertaining. Enjoy a separate dining area, thanks to the unique top-floor layout. The location of this property is truly unbeatable. You'll find a wealth of amenities nearby, including vibrant shopping centers, diverse restaurants, schools, and a variety of entertainment options. The 69 Street LRT station is just a two-minute drive away, offering easy access to public transit for your convenience. Additionally, it offers its own fantastic amenities, including restaurants, a clinic, and a coffee shop, all within the Aspen Springs complex—just a few steps from your door. The development was built by Slokker Homes, renowned for their quality craftsmanship since 1935. This prime location and exceptional building make it the perfect choice for families, young professionals, or investors seeking a superior lifestyle. Don't miss the opportunity to experience the best that Springbank Hill has to offer!**

Inclusions: **NONE**
Property Listed By: **Royal LePage Mission Real Estate**

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







