



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**29 SPRING CREEK Common, Calgary T3H 6E2**

MLS®#: **A2165187**      Area: **Springbank Hill**      Listing Date: **09/11/24**      List Price: **\$369,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 13-Nov**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Backs on to Park/Green Space**  
 Park Feat: **Stall,Titled**

Finished Floor Area

Abv Sqft: **568**  
 Low Sqft:  
 Ttl Sqft: **568**

DOM

**133**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard,Electric**  
 Sewer:  
 Ext Feat: **Balcony,Private Entrance**

Construction: **Concrete**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 4`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`10" x 7`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`9" x 7`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`10" x 9`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`9" x 8`11"</b>	<b>Laundry</b>	<b>Main</b>	<b>5`5" x 3`9"</b>

Legal/Tax/Financial

Condo Fee: **\$145**      Title: **Fee Simple**      Zoning: **M-1**

Fee Freq:  
**Monthly**

Legal Desc: **2311971**

Remarks

Pub Rmks: **Welcome to a new upscale build in Springbank Hill! Immediate Possession! This stylish, open-concept Bangalow-style townhouse unit on the main level offers affordable luxury and convenient living near the Aspen Landing Shopping Centre and facing the ENVIRONMENT RESERVE PARK (East) from the balcony. It is thoughtfully designed with expansive double pane windows, 9ft ceiling, waterproofed luxury vinyl plank flooring with cork underlay throughout, a spacious living /dining room, and a sliding door to the balcony. The bright and open concept of a large double-glazed window. The European-inspired kitchen is completed with quartz countertops, high-quality cabinets, soft-close doors, drawers, under-mounted upgraded double Bowl Charcoal Sink, a faucet, the standard Whirlpool stainless steel appliances, and stacked washer/dryer. For the environmentally conscious, This Carter Townhome is bordered by a serene natural reserve with abundant walking trails and bike paths that connect throughout this vibrant and burgeoning community. This unit offers a rare opportunity to seamlessly combine urban and rural living and is perfectly located for an active lifestyle and ultimate relaxation. It comes with a titled surface parking stall.**

Inclusions:  
Property Listed By: **N/A  
Grand Realty**

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





