



THE
A-TEAM

**RE/MAX
FIRST**

205 SPRING CREEK Common #307, Calgary T3H 6H4

MLS® #: **A2182183** Area: **Springbank Hill** Listing Date: **12/05/24** List Price: **\$359,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **673**
 Low Sqft:
 Ttl Sqft: **673**

DOM

16
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Heated Garage, Parkade, Titled, Underground**

Utilities and Features

Roof: **Asphalt/Gravel**
 Heating: **Baseboard, Boiler, Natural Gas**
 Sewer:
 Ext Feat: **Courtyard, Lighting, Playground**

Construction: **Brick, Composite Siding, Concrete, Stucco, Wood Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	4`4" x 4`6"	Living Room	Main	13`4" x 12`8"
Kitchen	Main	8`8" x 10`10"	Dining Room	Main	9`4" x 6`8"
Bedroom	Main	12`11" x 10`8"	Walk-In Closet	Main	5`5" x 7`2"
4pc Bathroom	Main	8`8" x 6`8"	Laundry	Main	3`0" x 3`8"
Balcony	Main	8`4" x 13`0"			

Legal/Tax/Financial

Condo Fee:
\$320

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
MU-1

Legal Desc: **2312172**

Remarks

Pub Rmks: **Welcome home to immaculate SUN filled west facing unit with 1 Bed, 4 pc Bath built by SLOKKER Homes in Springbank Hill. This 673 sqft affordable luxury condo boasts the LARGEST 1 Bed FLOOR PLAN + BALCONY in the BUILDING. Completed with large double pane windows, Luxury vinyl plank flooring throughout and 9-foot ceilings that create a spacious atmosphere. OPEN CONCEPT DESIGN seamlessly integrates the kitchen with the living room, offering an inviting area for relaxation and entertainment. Beautiful Kitchen is a chef's delight, complete with quartz countertops, high-quality cabinets, soft-close drawers, central island with pendant lighting & STAINLESS-STEEL appliances making this the perfect place to prepare and enjoy your meals. Great sized primary bedroom features double-side WALK THROUGH CLOSET that provides ample storage for your clothing and convenient access to the 4pc bathroom with in-suite laundry. Step outside onto your private balcony, complete with a natural gas hook-up for BBQs, where you can enjoy the fresh air while relaxing and unwinding from your day. Included with this exceptional condo is secure titled, HEATED UNDERGROUND PARKING. Experience the comfort, convenience, and contemporary living, walking distance of Aspen Landing Shopping Centre, NATURAL ENVIRONMENTAL RESERVE, pathways, and close to 69 St C-Train station, Westside Recreation Centre, Rundle College. Easy access to major road. Don't miss the opportunity to make this modern, well-appointed condo your new home. Exceptional Value!**

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

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







