



THE
A-TEAM

**RE/MAX
FIRST**

109 SPRING CREEK Common, Calgary T3H 6E2

MLS® #: **A2202150** Area: **Springbank Hill** Listing Date: **03/13/25** List Price: **\$419,800**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **759**
 Low Sqft:
 Ttl Sqft: **759**

Access:
 Lot Feat: **Landscaped,Treeed**
 Park Feat: **Garage Door Opener,Single Garage Attached**

DOM

31
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Townhouse-Stacked**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Stone,Stucco,Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line,Lighting** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Oven,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Condo Fee: **\$166** Title: **Fee Simple** Zoning: **M-1**
 Fee Freq: **Monthly**

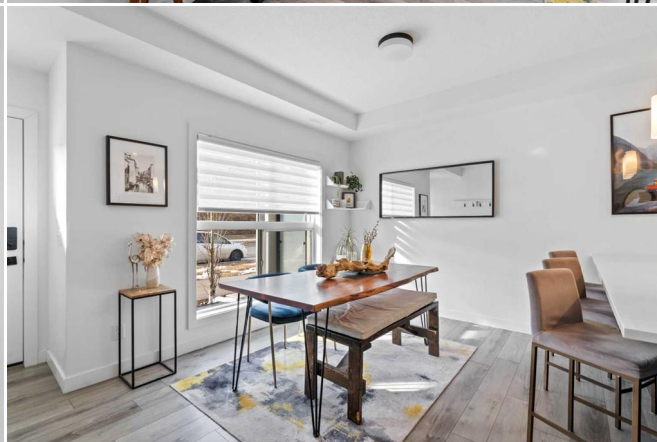
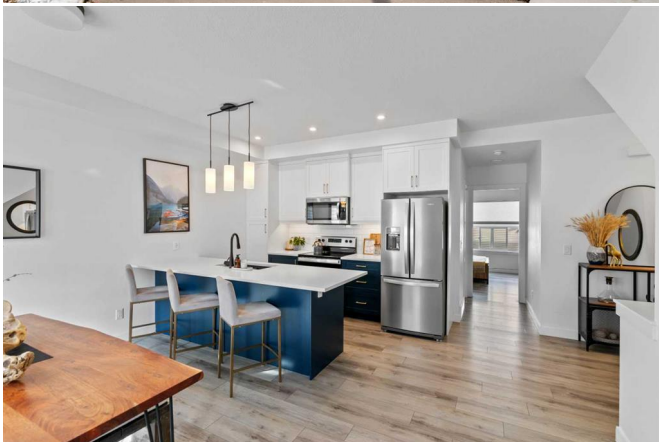
Legal Desc: **2211988**

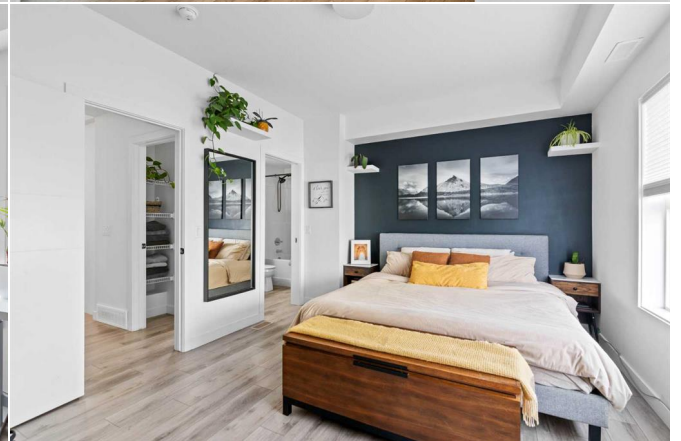
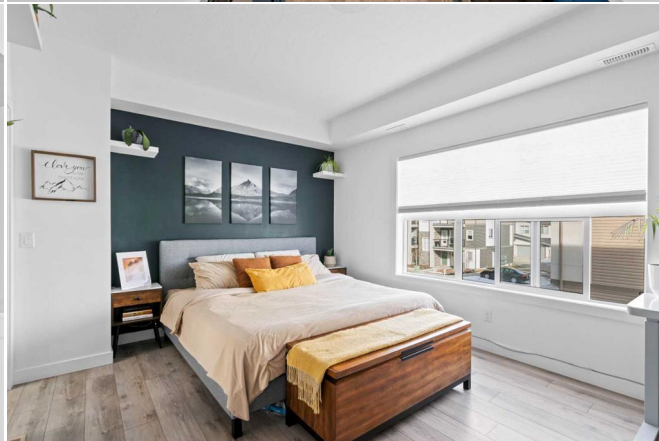
Remarks

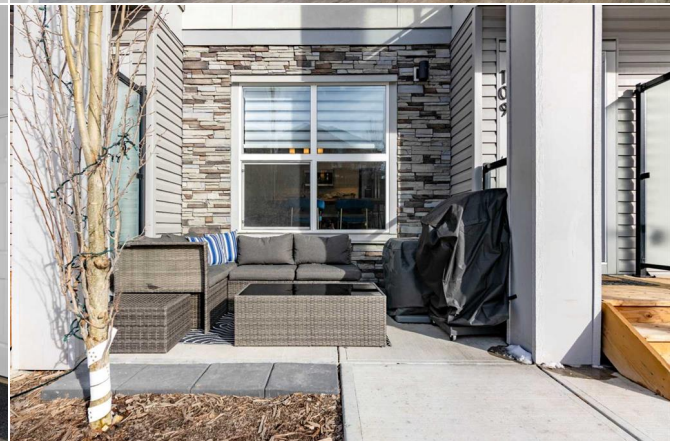
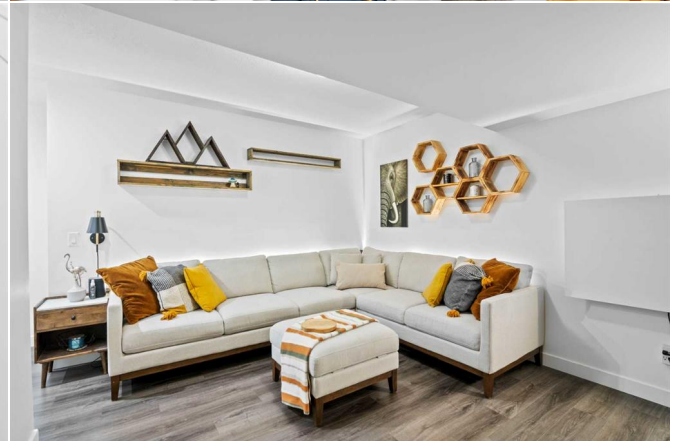
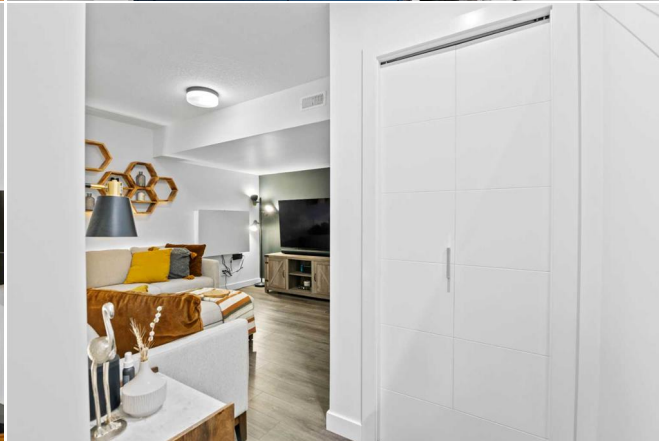
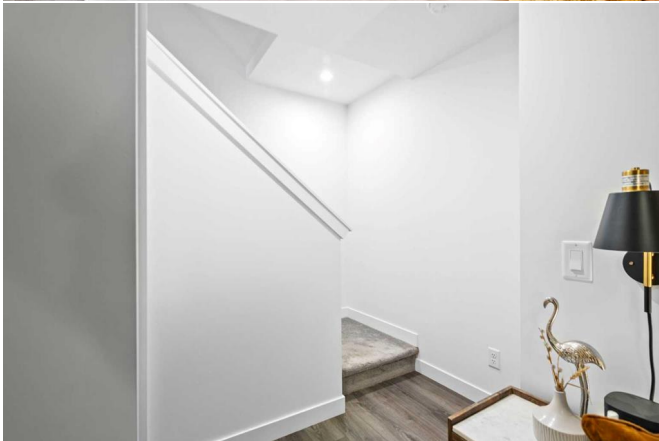
Pub Rmks: **Stylish and smart investment in Springbank Hill! Built in 2023 and still under BUILDER WARRANTY, this 1-bedroom townhome is a great choice for a first-time buyer, rightsizer, or investor. The modern design features an UPGRADED KITCHEN with sleek cabinetry, quartz countertops, under-cabinet lighting, and stainless steel appliances - perfect for cooking up a quick breakfast before heading out. The open-concept layout includes 9' ceilings, in-unit laundry, and LUXURY VINYL PLANK flooring throughout. The front dining area can easily be used as a great room for lounging or entertaining. Downstairs, the FINISHED LOWER LEVEL space is a cozy retreat for movie nights or a home office setup. Outside, the west-facing patio has space for outdoor furniture and a gas BBQ hookup, making summer grilling a breeze. An ATTACHED SINGLE GARAGE and LOW CONDO FEES add even more value. With Aspen Landing just minutes away and scenic walking trails at your doorstep, this home is ready to fit your lifestyle. Book your showing today!**

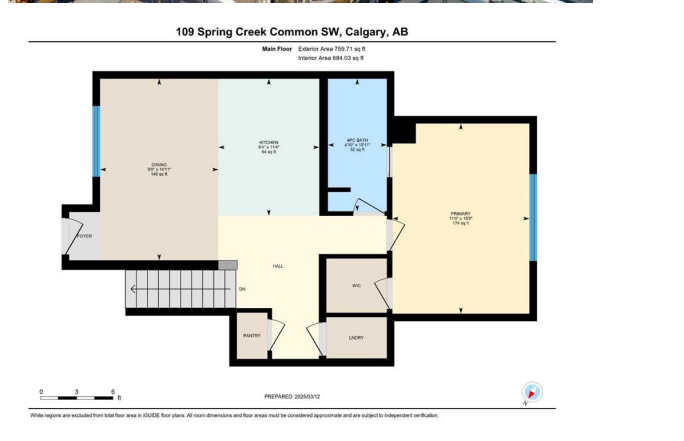
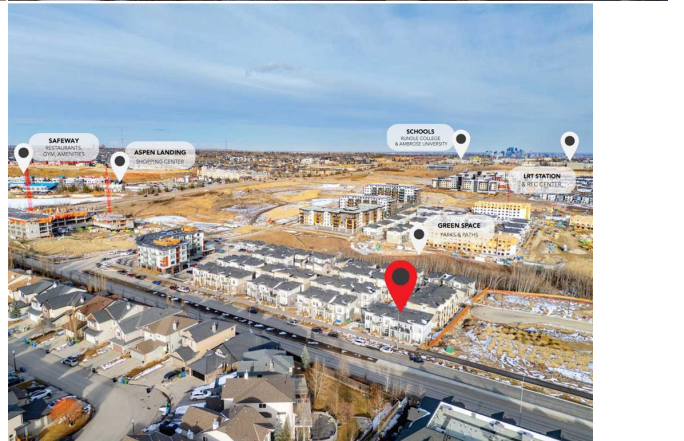
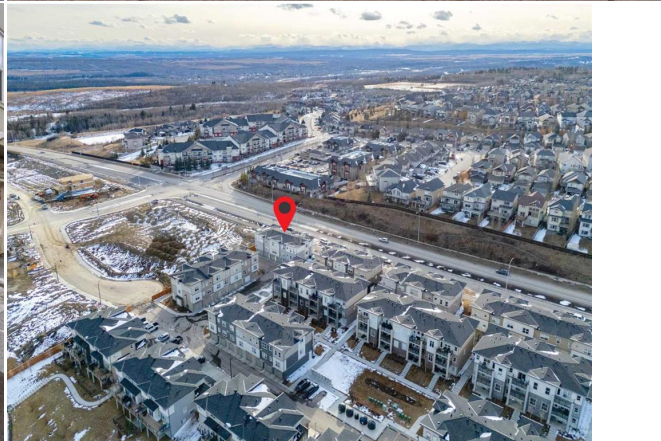
Inclusions: **N/A**
Property Listed By: **Real Broker**

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



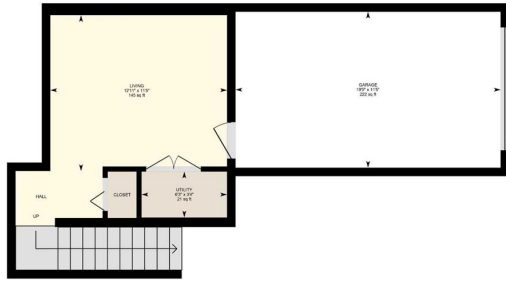






109 Spring Creek Common SW, Calgary, AB

Basement (Below Grade) Exterior Area 289.48 sq ft
Interior Area 247.75 sq ft
Excluded Area 254.34 sq ft



PREPARED 2020/03/12

While regions are excluded from total floor area in GSE/DE floor plans, all room dimensions and floor areas must be considered appropriate and are subject to independent verification.