



THE
A-TEAM

**RE/MAX
FIRST**

122 SPRING CREEK Common, Calgary T3H 6E2

MLS® #: **A2204344**

Area: **Springbank Hill**

Listing Date: **03/26/25**

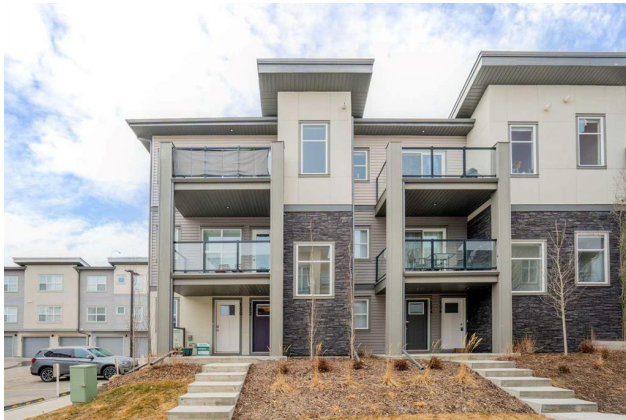
List Price: **\$519,900**

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

Finished Floor Area

Abv Sqft:

1,220

Low Sqft:

Ttl Sqft:

1,220

Lot Sz Ar:

Lot Shape:

DOM

25

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

Townhouse-Stacked

Parking

Ttl Park:

1

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Street Lighting,Treed

Single Garage Attached

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Balcony,BBQ gas line

Construction:

Cement Fiber Board,Stone,Wood Frame

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked

Int Feat:

Kitchen Island,No Smoking Home,Open Floorplan

Utilities:

Room Information

Room

Level

Dimensions

Living Room

Main

15`9" x 10`6"

Dining Room

Main

9`4" x 8`7"

Walk-In Closet

Main

7`11" x 5`1"

Bedroom

Main

9`11" x 9`11"

Laundry

Main

6`11" x 6`1"

Room

Level

Dimensions

Kitchen

Main

10`3" x 9`0"

Bedroom - Primary

Main

11`4" x 11`0"

4pc Ensuite bath

Main

8`10" x 4`10"

4pc Bathroom

Main

9`10" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$269

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2310220**

Remarks

Pub Rmks: **Welcome to this beautiful top-floor corner unit in the highly desirable community of Springbank Hill. Featuring a private attached garage and a convenient gas BBQ line, this home offers both comfort and easy outdoor entertaining. The unique top-floor layout also includes a spacious, separate dining area for added elegance. The main floor includes a versatile office/den, ideal for remote work or personal projects. Upstairs, the bright open-concept living area flows effortlessly, with a cozy living room and spacious dining area that leads to a large balcony with a gas hookup for barbecues and outdoor dining. The upper level features two spacious bedrooms, including a private master retreat with a walk-in closet and a bright en-suite bathroom. A second bedroom and a stylish family bathroom complete this floor, with the washer and dryer conveniently located on the same level. Enjoy the convenience of a retail plaza within the complex and Aspen Landing nearby for shopping and dining. Families will appreciate the close proximity to top Calgary schools, including Webber Academy, Calgary Academy, and Rundle College. With easy access to downtown Calgary and major routes like Stoney Trail, you'll always be well-connected. Plus, the 69 Street LRT station is just two minutes away by car. Move-in ready and filled with modern upgrades, this home is perfect for families, young professionals, or investors. Don't miss the chance to own this beautiful property in one of Calgary's most sought-after neighborhoods.**

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

