

**109 Spring Creek Common SW
Calgary, Alberta**

MLS # A2202150



\$419,800

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|------------------|--|---------------|------------------|
| Division: | Springbank Hill | | |
| Type: | Residential/Five Plus | | |
| Style: | Townhouse-Stacked | | |
| Size: | 760 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Garage Door Opener, Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Landscaped, Treed | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 166 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Stone, Stucco, Vinyl Siding | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: N/A

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!