

122 Spring Creek Common SW  
Calgary, Alberta

MLS # A2218470

\$519,900

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,220 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 269
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: None

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.