

# \$445,000 - 91 Spring Creek Common Sw, Calgary

MLS® #A2210874

**\$445,000**

1 Bedroom, 1.00 Bathroom, 1,087 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

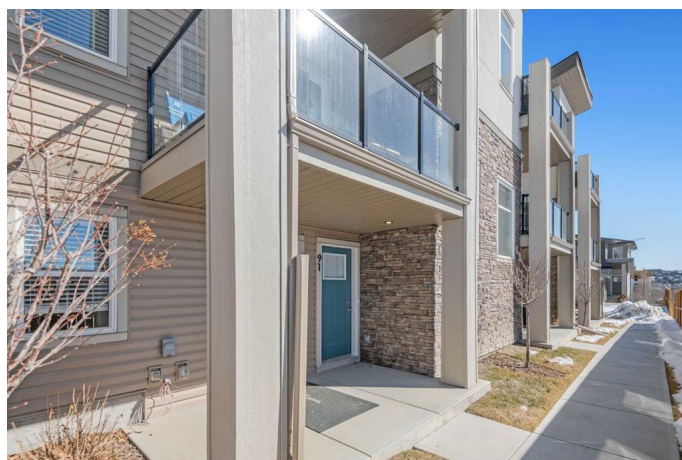
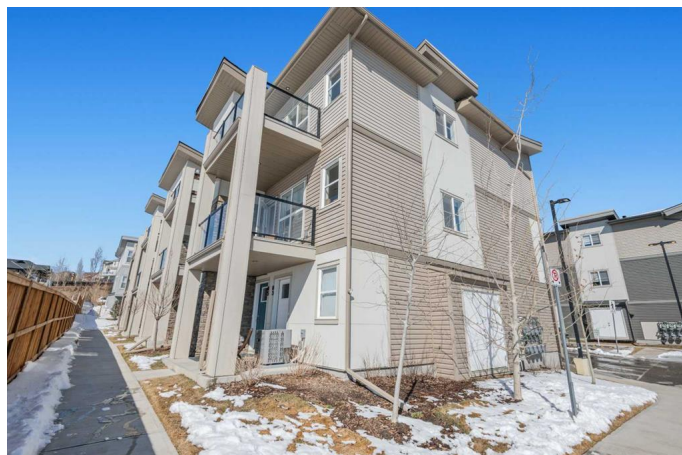
Here is the starter home or investment property you are waiting for, nestled in the highly sought-after community of Springbank Hill. The unit sits on top of this stacked Townhouse, with 1087 square feet of living space, having one large bedroom, one bath, a large living room, and a modern kitchen with stainless steel appliances and quartz countertop. This unit, built in 2023 is still in mint condition, like a show home, well maintained. The flooring is of Luxury Vinyl Plank (LVP) throughout the unit, the stairs is carpeted to improve traction. The main floor, with a versatile office/den, is perfect for home office or personal projects, and with an attached large single garage and outdoor visitors' parking, this is a desirable unit to own. This unit is in the proximity to some of Calgary's finest schools, such as Webber Academy, Calgary Academy, and Rundle College. The complex is at strategic location, easy access to Downtown Calgary and major routes like Stoney Trail. The 69 Street LRT is nearby for easy access to C-Train. Do not miss this opportunity own this piece of Real Estate in this vibrant community of Springbank. Book your showing today.

Built in 2023

## Essential Information

MLS® #                   A2210874

Price                     \$445,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,087
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### **Community Information**

Address	91 Spring Creek Common Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6E2

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Landscaped, Level
Roof	Asphalt Shingle
Construction	Concrete, Stone, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	26
Zoning	M-1
HOA Fees	150
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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