

\$345,000 - 404, 205 Spring Creek Common Sw, Calgary

MLS® #A2194201

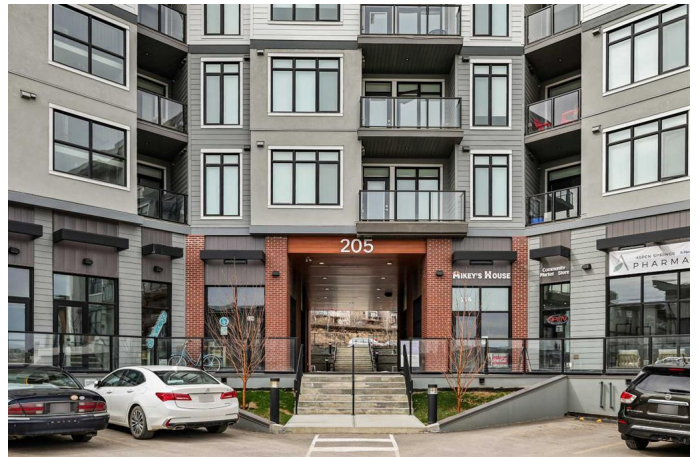
\$345,000

1 Bedroom, 1.00 Bathroom, 526 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Introducing an exceptional opportunity to own a 2023 built, one-bedroom condominium situated on the top floor of a contemporary 4-story building in the serene community of Springbank Hill. This bright and south-facing unit boasts stunning mountain views and is designed with high-end finishes, including large double-pane windows, luxury vinyl plank flooring throughout, and 9-foot ceilings, creating a spacious and inviting ambiance. The open-concept layout seamlessly integrates the kitchen and living area, providing a functional and elegant space for both relaxation and entertaining. The kitchen is a chef's dream, featuring premium quartz countertops, custom cabinetry with soft-close drawers, an upgraded backsplash, and top-tier Whirlpool stainless steel appliances—perfect for culinary enthusiasts. The generously sized bedroom is complemented by a large walk-through closet offering ample storage, with convenient access to the well-appointed bathroom and in-suite laundry. The private balcony, complete with a natural gas hook-up for barbecues, provides a tranquil outdoor retreat where you can enjoy panoramic views and unwind. This unit also includes secure, titled, heated underground parking. Ideally located within walking distance to Aspen Landing Shopping Centre, a natural environmental reserve, scenic pathways, and the 69th Street C-Train station. The property is also in close proximity to the Westside Recreation Centre, Rundle College, and offers



easy access to major roadways. Experience modern, sophisticated living in a prime location—this is an opportunity not to be missed.

Built in 2023

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2194201 |
| Price | \$345,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 526 |
| Acres | 0.00 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Low-Rise(1-4) |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 404, 205 Spring Creek Common Sw |
| Subdivision | Springbank Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 6H4 |

Amenities

| | |
|----------------|---|
| Amenities | Elevator(s), Visitor Parking, Bicycle Storage, Party Room |
| Parking Spaces | 1 |
| Parking | Heated Garage, Parkade, Titled, Underground, Secured |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Recessed Lighting |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |

| | |
|--------------|--------------------------------|
| Heating | Baseboard, Natural Gas, Boiler |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---|
| Exterior Features | Courtyard, Garden, Lighting |
| Construction | Wood Frame, Brick, Composite Siding, Concrete, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 12 |
| Zoning | MU-1 |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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