

# \$519,900 - 122 Spring Creek Common Sw, Calgary

MLS® #A2204344

**\$519,900**

2 Bedroom, 2.00 Bathroom, 1,220 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

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.

Built in 2023

**Essential Information**

MLS® #	A2204344
Price	\$519,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,220
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

**Community Information**

Address	122 Spring Creek Common Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6E2

**Amenities**

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None

Basement	None
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## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 26th, 2025
Days on Market	32
Zoning	M-1
HOA Fees	150
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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