

# \$399,800 - 109 Spring Creek Common Sw, Calgary

MLS® #A2223244

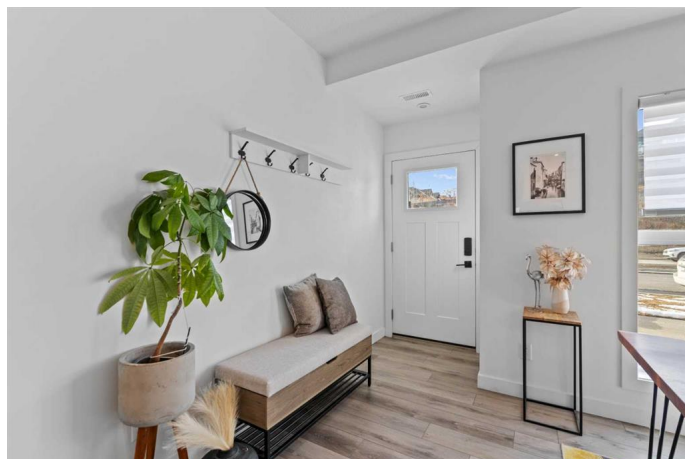
**\$399,800**

1 Bedroom, 1.00 Bathroom, 760 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Over 1,000 Sq.Ft. of stylish living 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 9â€™™ 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!



Built in 2023

## Essential Information

MLS® # A2223244

Price \$399,800

Bedrooms 1

Bathrooms	1.00
Full Baths	1
Square Footage	760
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### Community Information

Address	109 Spring Creek Common Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6E2

### Amenities

Amenities	Parking, Other
Parking Spaces	1
Parking	Garage Door Opener, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Washer/Dryer Stacked, Window Coverings, Oven
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Landscaped, Treed
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Vinyl Siding

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 21st, 2025  
Days on Market                12  
Zoning                              M-1

**Listing Details**

Listing Office                    Real Broker

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.