

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

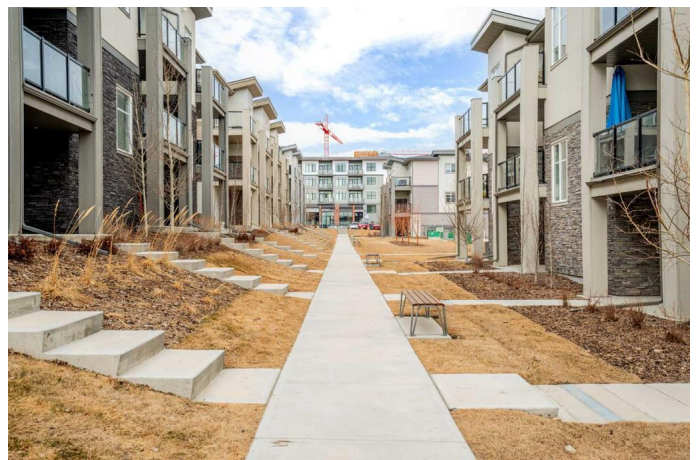
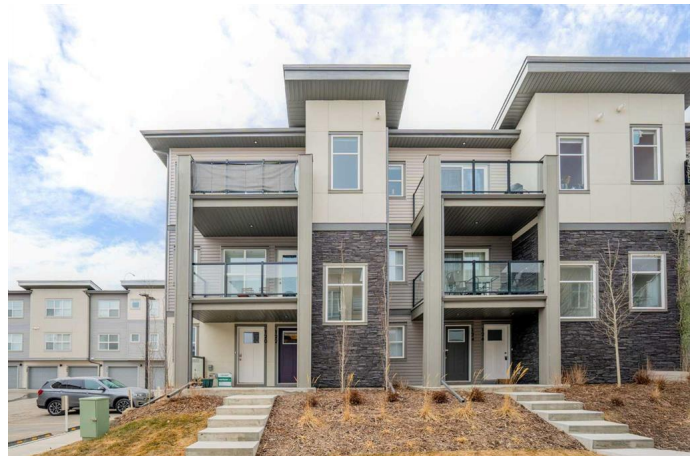
MLS® #A2204344

**\$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

## **Exterior**

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

## **Additional Information**

Date Listed            March 26th, 2025  
Days on Market      15  
Zoning                 M-1  
HOA Fees              150  
HOA Fees Freq.      ANN

## **Listing Details**

Listing Office        Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.