

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

MLS® #A2194201

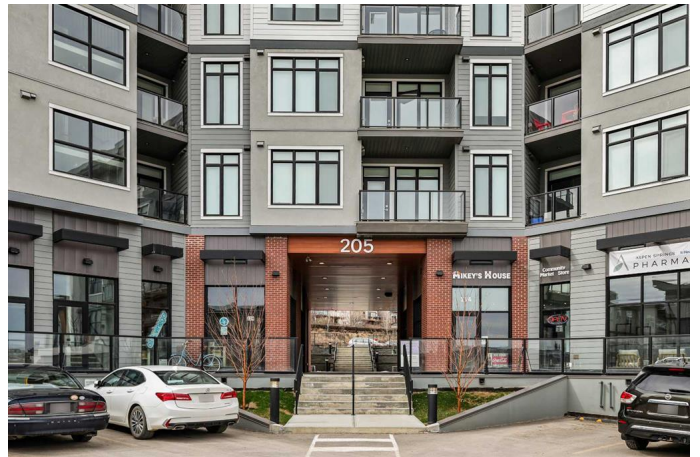
**\$345,000**

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, Underground, Parkade, Secured, Titled

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
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	Garden, Courtyard, Lighting
Construction	Brick, Concrete, Stucco, Wood Frame, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	5
Zoning	MU-1

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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