

# \$340,000 - 404, 205 Spring Creek Common Sw, Calgary

MLS® #A2194201

**\$340,000**

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 locationâ€”this is an opportunity not to be missed.

Built in 2023

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2194201      |
| Price          | \$340,000     |
| 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      | Bicycle Storage, Elevator(s), Party Room, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Heated Garage, Parkade, Secured, Titled, Underground      |

**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, Boiler, Natural Gas |
| Cooling      | None                           |
| # of Stories | 4                              |

## Exterior

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 68               |
| Zoning         | MU-1             |

## Listing Details

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

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