

**44 Spring Creek Common SW
Calgary, Alberta**

MLS # A2294249



\$479,900

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,107 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 239
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Window Coverings (only Blinds)

Stunning Corner-Unit Townhouse in Springbank Hill SW & Aspen Springs Over 1,100 sq. ft. of modern, thoughtfully designed living space in a nearly-new home backing onto a peaceful green space. One of the largest floor plans in the complex, this townhouse blends style, comfort, and functionality. Highlights: Versatile office/den & ideal for remote work or study Sun-filled open-concept living and dining area Chef-inspired kitchen with quartz countertops, stainless steel appliances, tiled backsplash, and central island Spacious private balcony with gas hookup for summer BBQs Two generous bedrooms upstairs, including a primary retreat with walk-in closet and ensuite Contemporary full bathroom and convenient upper-level laundry Luxury vinyl plank flooring throughout Additional Features: Private attached single garage Retail plaza within the complex and minutes to Aspen Landing Close to top private schools: Webber Academy, Calgary Academy, Rundle College Easy access to downtown Calgary, Stoney Trail, and 69 Street LRT station Move-in ready with thoughtful upgrades, this townhouse is perfect for families, young professionals, or investors seeking a refined home in one of Calgary's most sought-after communities.