

## 91 Spring Creek Common SW Calgary, Alberta

**MLS # A2210874**



**\$450,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,087 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 241
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Here is the starter home or investment property you are waiting for, nested in the highly sought-after community of Springbank Hill. The unit sits on top of this stacked Townhouse, with 1087 square feet of living space, having one large bedroom, one bath, a large living room, and a modern kitchen with stainless steel appliances and quartz countertop. This unit, built in 2023 is still in mint condition, like a show home, well maintained. The flooring is of Luxury Vinyl Plank (LVP) throughout the unit, the stairs is carpeted to improve traction. The main floor, with a versatile office/den, is perfect for home office or personal projects, and with an attached large single garage and outdoor visitors' parking, this is a desirable unit to own. This unit is in the proximity to some of Calgary's finest schools, such as Webber Academy, Calgary Academy, and Rundle College. The complex is at strategic location, easy access to Downtown Calgary and major routes like Stoney Trail. The 69 Street LRT is nearby for easy access to C-Train. Do not miss this opportunity own this piece of Real Estate in this vibrant community of Springbank. Book your showing today.