



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

**MLS # A2305854**

**\$479,900**



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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 239
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Vinyl Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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), offering over 1,100 sq. ft. of modern, thoughtfully designed living space in a nearly new home backing onto a peaceful green space. Featuring one of the largest floor plans in the complex, this home boasts a versatile office/den, a bright open-concept living and dining area, and a chef-inspired kitchen with quartz countertops, stainless steel appliances, tiled backsplash, and a central island. Enjoy a spacious private balcony with gas hookup for BBQs, along with two generous upper-level bedrooms including a primary retreat with walk-in closet and ensuite, a contemporary full bathroom, and convenient upper-level laundry. Finished with luxury vinyl plank flooring throughout, this home also includes a private attached single garage and is ideally located close to an on-site retail plaza, Aspen Landing, top private schools such as Webber Academy, Calgary Academy, and Rundle College, as well as easy access to downtown, Stoney Trail, and the 69 Street LRT. Move-in ready and beautifully upgraded, this property is perfect for families, young professionals, or investors seeking a home in one of Calgary's most desirable communities.