



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

**MLS # A2313719**



**\$409,900**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	938 sq.ft.	<b>Age:</b>	2021 (5 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>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 197
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Vinyl Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully designed townhouse in the highly sought-after Aspen Springs community of Springbank Hill, offering a smart, efficient layout and modern finishes throughout. This home truly stands out for its unbeatable location, just minutes from Aspen Landing Shopping Centre where groceries, cafes, restaurants, and everyday amenities are all within easy reach. Surrounded by some of Calgary’s top-rated schools including Webber Academy, Calgary Academy, and Rundle College, as well as nearby public schools, this is an ideal opportunity for families and investors looking to be in a high-demand school district. Inside, the home features a bright open-concept living and dining area filled with natural light, complemented by a contemporary kitchen complete with quartz countertops, stainless steel appliances, tiled backsplash, and a central island. The functional single-level layout offers two well-proportioned bedrooms, including a primary suite with a walk-in closet and private ensuite, along with a second full bathroom and convenient in-suite laundry. A spacious private balcony with gas hookup provides the perfect setting for summer BBQs, while the attached single garage adds everyday convenience. With quick access to downtown Calgary, Stoney Trail, and the 69 Street LRT, this move-in ready home offers the perfect combination of lifestyle, location, and long-term value in one of Calgary’s most desirable west-side communities.