



GRASSROOTS
REALTY GROUP

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316, 205 Spring Creek Common SW
Calgary, Alberta

MLS # A2324516

\$329,000



Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	553 sq.ft.	Age:	2023 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 394
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Stucco, Wood Siding	Zoning:	MU-1 f3.0h20
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, See Remarks		

Inclusions: M/A

Welcome to this beautifully maintained 1 bedroom, 1 bathroom condo in the desirable community of Springbank Hill. Built by Slokker Homes, this modern unit offers a bright and functional layout with southeast exposure, large windows, luxury vinyl plank flooring, and a clean contemporary design throughout. The open-concept kitchen and living area create an inviting space for everyday living and entertaining. The stylish kitchen features quartz countertops, stainless steel appliances, sleek cabinetry, subway tile backsplash, a central island with seating, and modern pendant lighting. The living room is filled with natural light and opens onto a private balcony, providing a great place to relax and enjoy the surrounding views. The spacious primary bedroom includes a walk-through closet with excellent storage and convenient access to the 4-piece bathroom. The bathroom is finished with modern fixtures, a large vanity, and a tub/shower combination. In-suite laundry adds to the everyday convenience of the home. This well-appointed condo offers comfort, style, and excellent value in a sought-after west Calgary location. Enjoy close proximity to Aspen Landing Shopping Centre, walking paths, natural reserve areas, Westside Recreation Centre, Rundle College, the 69 Street C-Train Station, and major roadways for easy commuting. A fantastic opportunity for first-time buyers, downsizers, or investors looking for a modern condo in one of Calgary's most desirable west-side communities.