

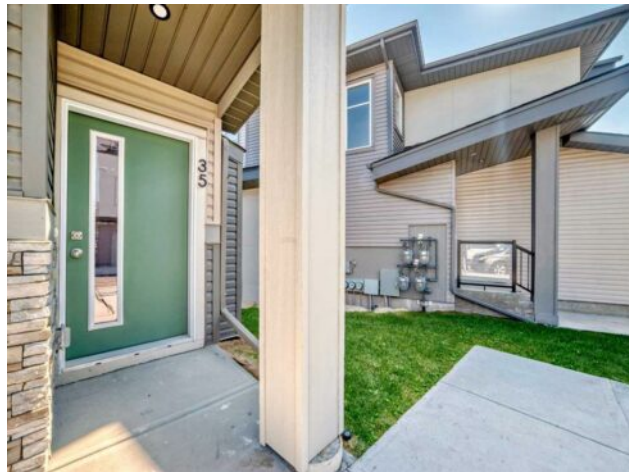


GRASSROOTS
REALTY GROUP

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

MLS # A2256905



\$329,900

Division:	Springbank Hill		
Type:	Residential/Other		
Style:	Townhouse		
Size:	630 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 149
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Quartz Counters		

Inclusions: none

Like new 2 bedroom end unit townhouse backing onto wooded natural ravine and walking path. Really low condo fees (\$149). This bright/open, pet-friendly, bungalow-style condo features a contemporary style, an abundance of natural light, large balcony, 9' ceilings, quartz counters, and breakfast bar. Plenty of storage room. Location is ideal: walking distance to stores and restaurants and parks and playgrounds. Presigious community. Titled parking stall and visitor parking right outside your door. Well worth viewing! 35 Spring Creek Common SW.