



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2283434**



**\$349,900**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,083 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<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>	\$ 241
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Exceptional Value in this Modern top-unit stacked townhouse in the highly desirable community of Springbank, offering 1,082 sq. ft. of stylish living space. Built in 2023, this home is in like-new condition and features 1 spacious bedroom, 1 full bathroom, a versatile main-floor office/den and a bright, open-concept living room that leads out to a big balcony with amazing views. The modern kitchen is a true showpiece, designed with both style and functionality in mind. It features two-tone cabinetry, combining light upper cabinets with rich, dark lower cabinets for a sleek, contemporary look. Quartz countertops provide generous workspace, complemented by a large island with seating—perfect for casual dining or entertaining. The kitchen is equipped with stainless steel appliances, all seamlessly integrated for a polished, upscale appearance. Additional highlights include a subway tile backsplash, pendant lighting over the island, and Luxury Vinyl Plank (LVP) flooring that flows seamlessly throughout the main living areas. The attached oversized single garage and convenient visitor parking complete this exceptional unit. This home is ideally located across the street from Aspen Landing, offering an abundance of shops, restaurants, and amenities just steps away. With easy access to 85th Street SW, 17th Avenue SW, Stoney Trail, and the 69 Street LRT Station, commuting to Downtown Calgary or anywhere in the city is effortless. Book your private showing today and experience this stunning home in one of Calgary's most sought-after neighborhoods !