



**405, 205 Spring Creek Common SW  
Calgary, Alberta**

**MLS # A2295322**



**\$459,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	788 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Insulated, Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	\$ 555
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the Springbank Hill community, known for its excellent schools and family-friendly environment. This beautiful area is bordered by a natural environmental reserve park with abundant walking trails and bike paths that connect throughout this vibrant and growing community. This new build condominium, Orion Condominium, is located at 85 Street and 19 Avenue SW. This fully upgraded open-concept TOP FLOOR unit is designed to highlight its large double balcony and double-pane windows. The home features a Lennox mini-split heating and cooling system, an efficient dual heating and air conditioning system professionally installed with permits. Luxury vinyl plank flooring with soundproof underlay runs throughout the living room, dining room, kitchen, bathroom, and primary bedroom. The European-inspired kitchen is finished with premium kitchen cabinetry, shaker-style cabinets throughout all bathrooms, soft-close drawers, marble quartz countertops, KitchenAid appliances (refrigerator, gas stove, microwave, dishwasher), stacked front-load washer and dryer, and a natural gas BBQ line installed on the balcony. Includes one titled parking stall and an oversized storage locker (75 sq. ft.) located beside the parking stall. Walking distance to Aspen Landing Shopping Centre with grocery stores, restaurants, cafes, clinics, and amenities. Quick access to Stoney Trail and Bow Trail, and close to 69 Street C-Train Station for easy downtown access, as well as Westside Recreation Centre.