



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

**MLS # A2296536**



**\$479,900**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,220 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Street Lighting, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 269
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, 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		

**Inclusions:** None

Welcome to this beautifully maintained top-floor corner unit in the highly sought-after community of Springbank Hill. This thoughtfully designed home offers a bright and functional layout, perfect for modern living. The unique top-floor design features a spacious, separate dining area rarely found in similar units, along with a versatile entry-level office/den—ideal for working from home. Upstairs, the open-concept living area is filled with natural light and flows seamlessly to a large balcony with a gas hookup, perfect for outdoor entertaining. The upper level includes two spacious bedrooms, including a private primary retreat with a walk-in closet and ensuite, along with a second bedroom, full bathroom, and convenient in-suite laundry. Additional highlights include a private attached garage and gas BBQ line. Enjoy nearby shopping and dining at Aspen Landing Shopping Centre, plus close proximity to top schools such as Webber Academy, Calgary Academy, and Rundle College. Commuting is easy with quick access to Stoney Trail and the nearby 69 Street CTrain Station. Move-in ready and ideally located, this home is perfect for families, professionals, or investors.