



**307, 205 Spring Creek Common SW
Calgary, Alberta**

MLS # A2187582



\$349,900

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	673 sq.ft.	Age:	2023 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 320
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Stucco, Wood Siding	Zoning:	MU-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: n/a

Welcome home to immaculate SUN filled west facing unit with 1 Bed, 4 pc Bath built by SLOKKER Homes in Springbank Hill. This 673 sqft affordable luxury condo boasts the LARGEST 1 Bed FLOOR PLAN + BALCONY in the BUILDING. Completed with large double pane windows, Luxury vinyl plank flooring throughout and 9-foot ceilings that create a spacious atmosphere. OPEN CONCEPT DESIGN seamlessly integrates the kitchen with the living room, offering an inviting area for relaxation and entertainment. Beautiful Kitchen is a chef's delight, complete with quartz countertops, high-quality cabinets, soft-close drawers, central island with pendant lighting & STAINLESS-STEEL appliances making this the perfect place to prepare and enjoy your meals. Great sized primary bedroom features double-side WALK THROUGH CLOSET that provides ample storage for your clothing and convenient access to the 4pc bathroom with in-suite laundry. Step outside onto your private balcony, complete with a natural gas hook-up for BBQs, where you can enjoy the fresh air while relaxing and unwinding from your day. Included with this exceptional condo is secure titled, HEATED UNDERGROUND PARKING. Experience the comfort, convenience, and contemporary living, walking distance of Aspen Landing Shopping Centre, NATURAL ENVIRONMENTAL RESERVE, pathways, and close to 69 St C-Train station, Westside Recreation Centre, Rundle College. Easy access to major road. Don't miss the opportunity to make this modern, well-appointed condo your new home. Exceptional Value!