



GRASSROOTS
REALTY GROUP

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

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

MLS # A2210874



\$450,000

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,087 sq.ft.	Age:	2023 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 241
Basement:	None	LLD:	-
Exterior:	Concrete, Stone, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Here is the starter home or investment property you are waiting for, nested in the highly sought-after community of Springbank Hill. The unit sits on top of this stacked Townhouse, with 1087 square feet of living space, having one large bedroom, one bath, a large living room, and a modern kitchen with stainless steel appliances and quartz countertop. This unit, built in 2023 is still in mint condition, like a show home, well maintained. The flooring is of Luxury Vinyl Plank (LVP) throughout the unit, the stairs is carpeted to improve traction. The main floor, with a versatile office/den, is perfect for home office or personal projects, and with an attached large single garage and outdoor visitors' parking, this is a desirable unit to own. This unit is in the proximity to some of Calgary's finest schools, such as Webber Academy, Calgary Academy, and Rundle College. The complex is at strategic location, easy access to Downtown Calgary and major routes like Stoney Trail. The 69 Street LRT is nearby for easy access to C-Train. Do not miss this opportunity own this piece of Real Estate in this vibrant community of Springbank. Book your showing today.