

# \$450,000 - 91 Spring Creek Common Sw, Calgary

MLS® #A2210874

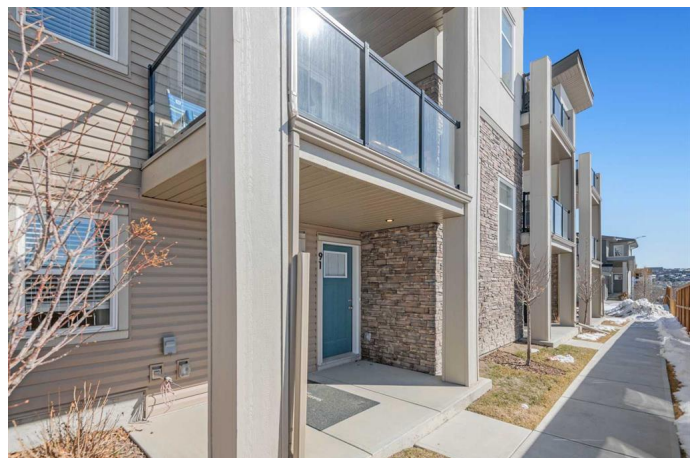
**\$450,000**

1 Bedroom, 1.00 Bathroom, 1,087 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Here is the starter home or investment property you are waiting for, nestled 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.



Built in 2023

## Essential Information

MLS® #                      A2210874

Price                        \$450,000

|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,087             |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 91 Spring Creek Common Sw |
| Subdivision | Springbank Hill           |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 6E2                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Quartz Counters                                       |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                                            |
| Cooling           | None                                                                                                  |
| Basement          | None                                                                                                  |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Balcony                     |
| Lot Description   | Landscaped, Level           |
| Roof              | Asphalt Shingle             |
| Construction      | Concrete, Stone, Wood Frame |
| Foundation        | Poured Concrete             |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 20               |
| Zoning         | M-1              |
| HOA Fees       | 150              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.