

# \$519,900 - 122 Spring Creek Common Sw, Calgary

MLS® #A2218470

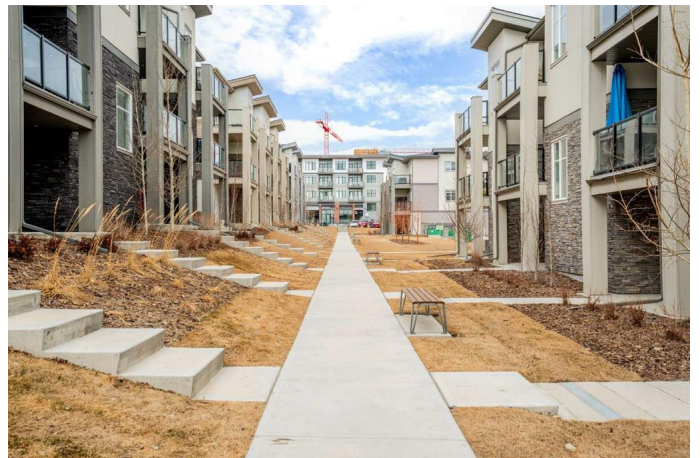
**\$519,900**

2 Bedroom, 2.00 Bathroom, 1,220 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Welcome to this beautiful top-floor corner unit in the highly desirable community of Springbank Hill. Featuring a private attached garage and a convenient gas BBQ line, this home offers both comfort and easy outdoor entertaining. The unique top-floor layout also includes a spacious, separate dining area for added elegance. The main floor includes a versatile office/den, ideal for remote work or personal projects. Upstairs, the bright open-concept living area flows effortlessly, with a cozy living room and spacious dining area that leads to a large balcony with a gas hookup for barbecues and outdoor dining. The upper level features two spacious bedrooms, including a private master retreat with a walk-in closet and a bright en-suite bathroom. A second bedroom and a stylish family bathroom complete this floor, with the washer and dryer conveniently located on the same level. Enjoy the convenience of a retail plaza within the complex and Aspen Landing nearby for shopping and dining. Families will appreciate the close proximity to top Calgary schools, including Webber Academy, Calgary Academy, and Rundle College. With easy access to downtown Calgary and major routes like Stoney Trail, you'll always be well-connected. Plus, the 69 Street LRT station is just two minutes away by car. Move-in ready and filled with modern upgrades, this home is perfect for families, young professionals, or investors. Don't miss the chance to own this beautiful property



in one of Calgary's most sought-after neighborhoods.

Built in 2023

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2218470          |
| Price          | \$519,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,220             |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 122 Spring Creek Common Sw |
| Subdivision | Springbank Hill            |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H 6E2                    |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                    |
| Parking        | Single Garage Attached               |
| # of Garages   | 1                                    |

**Interior**

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan                                    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                                            |
| Cooling           | None                                                                               |

|          |      |
|----------|------|
| Basement | None |
|----------|------|

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony, BBQ gas line                 |
| Lot Description   | Street Lighting, Treed                |
| Roof              | Asphalt Shingle                       |
| Construction      | Wood Frame, Cement Fiber Board, Stone |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 92            |
| Zoning         | M-1           |
| HOA Fees       | 150           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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