

# \$340,000 - 404, 205 Spring Creek Common Sw, Calgary

MLS® #A2194201

**\$340,000**

1 Bedroom, 1.00 Bathroom, 526 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Introducing an exceptional opportunity to own a 2023 built, one-bedroom condominium situated on the top floor of a contemporary 4-story building in the serene community of Springbank Hill. This bright and south-facing unit boasts stunning mountain views and is designed with high-end finishes, including large double-pane windows, luxury vinyl plank flooring throughout, and 9-foot ceilings, creating a spacious and inviting ambiance. The open-concept layout seamlessly integrates the kitchen and living area, providing a functional and elegant space for both relaxation and entertaining. The kitchen is a chef's dream, featuring premium quartz countertops, custom cabinetry with soft-close drawers, an upgraded backsplash, and top-tier Whirlpool stainless steel appliances—perfect for culinary enthusiasts. The generously sized bedroom is complemented by a large walk-through closet offering ample storage, with convenient access to the well-appointed bathroom and in-suite laundry. The private balcony, complete with a natural gas hook-up for barbecues, provides a tranquil outdoor retreat where you can enjoy panoramic views and unwind. This unit also includes secure, titled, heated underground parking. Ideally located within walking distance to Aspen Landing Shopping Centre, a natural environmental reserve, scenic pathways, and the 69th Street C-Train station. The property is also in close proximity to the Westside Recreation Centre, Rundle College, and offers



easy access to major roadways. Experience modern, sophisticated living in a prime locationâ€”this is an opportunity not to be missed.

Built in 2023

**Essential Information**

MLS® #	A2194201
Price	\$340,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	526
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

**Community Information**

Address	404, 205 Spring Creek Common Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6H4

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Party Room, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground, Secured, Titled

**Interior**

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating	Baseboard, Boiler, Natural Gas
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Courtyard, Garden, Lighting
Construction	Brick, Concrete, Stucco, Wood Frame, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	36
Zoning	MU-1

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.