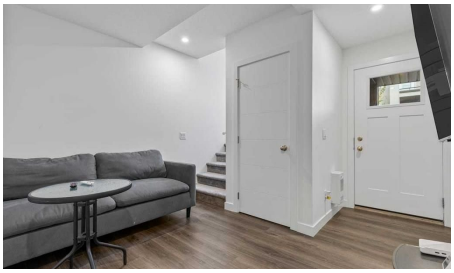
122 Spring Creek Common SW

Calgary | Active | MLS® A2354291

$439,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2023**	**1,336.94 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

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A closer look

Looking for something that stands out from the ordinary? Welcome to 122 Spring Creek Common SW, a 2023-built townhome offering modern style, an airy feel, and a layout that makes every level count. As a top-floor end-corner unit, it offers added privacy, open views, and an abundance of natural light.

The main living level is where this home truly shines. Impressive 10-FOOT CEILINGS create a bright, expansive atmosphere, while the east-facing living room, kitchen, dining area, and balcony welcome the morning sun. Step outside to your private balcony with a gas hookup, perfect for summer BBQs and relaxed evenings. The two west-facing bedrooms offer a different perspective, with a comfortable separation between living and sleeping spaces.

Both bedrooms are conveniently located on the main living level, along with two full bathrooms, in-suite laundry, and a spacious, open-concept kitchen, dining, and living area-a practical layout designed for everyday comfort. A versatile den is conveniently located right at the entry level, making it an ideal space for a home office, study, or creative workspace, separate from the main living area.

A private attached garage adds everyday convenience, while the sought-after Springbank Hill location puts you close to Aspen Landing Shopping Centre, prestigious schools including Webber Academy, Griffth Woods School, Rundle College and Ernest Manning High school as well as Stoney Trail and the 69 St CTrain Station. Just steps away from on-site retail and dinings
If you have been waiting for the right opportunity in Springbank Hill, this is one worth seeing in person. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354291
Bedrooms	2
Bathrooms	2
Year Built	2023
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,336.94 sq. ft.
Condo Fee:	$269.00
Condo Fee Includes:	Common Area Maintenance, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Ground
Entry Level:	1
Levels:	Three Or More
End Unit:	End Unit, No One Above
Total Rooms Above Grade:	5
Year built:	2023 (Age: 3)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	2310220
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Cement Fiber Board, Stone, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Garage Door Opener, Garage Faces Rear, Insulated, Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Upper Level
HOA Fee:	$150.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Aspen Townhomes
Community:	Springbank Hill
Amenities:	Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	None
Restrictions:	Board Approval, Pets Allowed
Pets Allowed:	Cats OK, Dogs OK
Main Floor	Bedroom · 12'5" × 9'11" ·

Main Floor	Bedroom - Primary · 12'7" × 11'4" ·
Main Floor	Dining Room · 9'4" × 9'3" ·
Main Floor	Kitchen · 13'8" × 7'7" ·
Main Floor	Living Room · 15'9" × 11'6" ·
Main Floor	Laundry · 9' × 6'2" ·
Lower Level	Den · 11'2" × 11'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, Kitchen Island, Quartz Counters, Storage
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Lot Features:	Street Lighting, Treed
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-1
Listed Date:	Oct 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/122-spring-creek-common-sw-calgary-a2354291/

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