

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

MLS® #A2194201

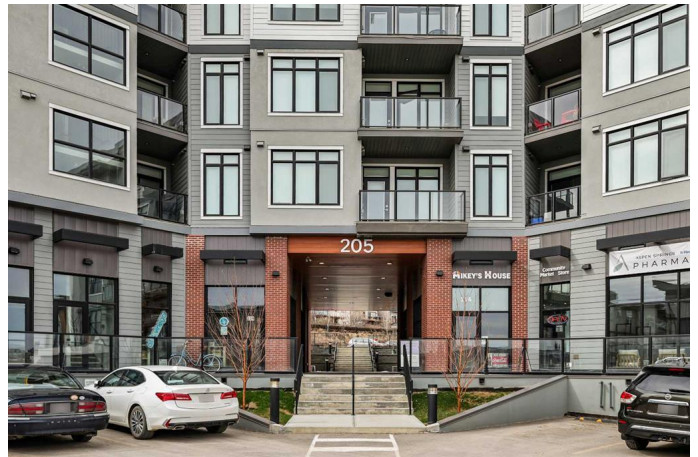
**\$340,000**

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 location—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 | 20               |
| 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.