

**35 Spring Creek Common SW
Calgary, Alberta**

MLS # A2278467



\$314,900

Division: Springbank Hill

Type: Residential/Other

Style: Townhouse

Size: 630 sq.ft. **Age:** 2023 (3 yrs old)

Beds: 2 **Baths:** 1

Garage: Stall

Lot Size: -

Lot Feat: Backs on to Park/Green Space

Heating: Baseboard

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 149

Basement: None

LLD: -

Exterior: Wood Frame

Zoning: M-1

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, High Ceilings, Quartz Counters

Inclusions: furniture can be included

Like new 2 brdroom end unit townhouse backing onto wooded natural ravine and walking path. Really low condo fees (\$149). This bright/open, pet-friendly, one level condo features a contemporary style, an abundance of natural light, large balcony, 9' ceilings, quartz counters, and breakfast bar. Plenty of storage room. Location is ideal: walking distance to stores and restaurants and parks and playgrounds. Presigious community. Titled parking stall and visitor parking right outside your door. Well worth viewing - especially in the light of day! 35 Spring Creek Common SW.