

# \$388,888 - 145 Spring Creek Common Sw, Calgary

MLS® #A2255062

**\$388,888**

1 Bedroom, 1.00 Bathroom, 767 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

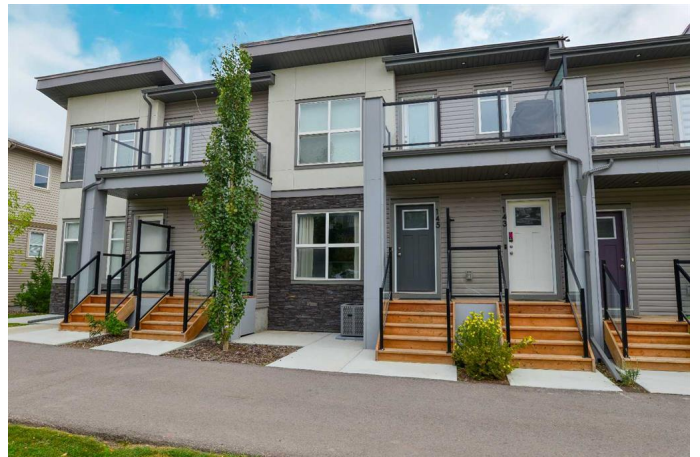
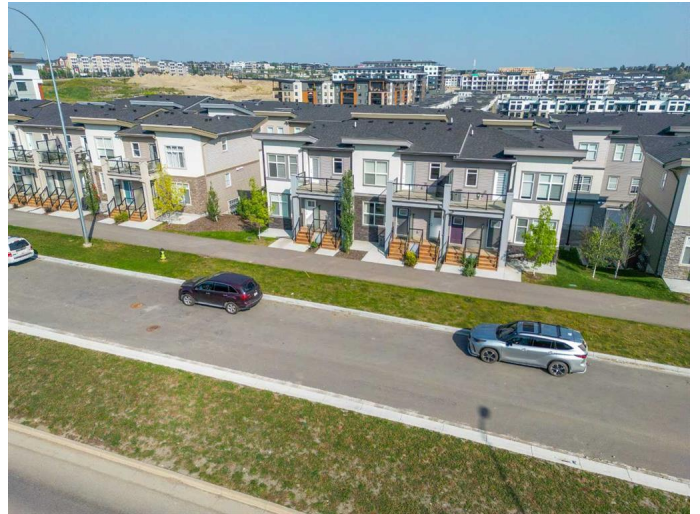
IMMEDIATE POSSESSION! A SPECTACULAR 1 Bedroom Contemporary Stacked Townhome in GREAT LOCATION Steps to Ravine Pathway & great 85 St. access to pull up right in front of your unit or use the Tandem attached garage! Room for large office/flex room ready to be developed along with roughed in 2nd bathroom. Or use the 33 ft. attached HEATED & INSULATED tandem garage for your vehicles, motorcycle & HUGE STORAGE you don't get with other Condos! This unit boasts fantastic upgrades including Central Air Conditioning, 9 Ft. Ceilings, Hardwood style Luxury Vinyl Plank flooring, & WEST FRONT PATIO with gas line for barbecue, QUARTZ COUNTERS in Beautiful modern Island Kitchen with BREAKFAST EATING BAR, Stainless steel appliances & GAS Stove! Bright front FAMILY ROOM in the open plan Off the kitchen. Large Master Suite with walk in closet & cheater ensuite door! Convenient Stacked Laundry room & Extra Pantry off Kitchen. Close to Shopping, C-Train, & many amenities, make this a Home you can enjoy & cover all your needs! Walk out unit with additional 110 sq.ft. developed & room for additional 150 Sq. ft. with the Office/flex room & 2nd Bath developed.

Built in 2022

## Essential Information

MLS® #

A2255062



|                |                   |
|----------------|-------------------|
| Price          | \$388,888         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 767               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 145 Spring Creek Common Sw |
| Subdivision | Springbank Hill            |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H 6E2                    |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Park                                                                                    |
| Parking Spaces | 1                                                                                       |
| Parking        | Additional Parking, Insulated, Oversized, Heated Garage, Single Garage Attached, Tandem |
| # of Garages   | 1                                                                                       |

### Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Wired for Data, Bathroom Rough-in |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings                               |
| Heating           | Forced Air                                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Unfinished, See Remarks                                                                                                                                                   |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | BBQ gas line                                  |
| Lot Description   | Back Lane, Creek/River/Stream/Pond, Greenbelt |
| Roof              | Asphalt Shingle                               |
| Construction      | Stone, Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                               |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 7th, 2025 |
| Days on Market | 2                   |
| Zoning         | M-1                 |
| HOA Fees       | 150                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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