

# \$349,000 - 35 Spring Creek Common Sw, Calgary

MLS® #A2256905

**\$349,000**

2 Bedroom, 1.00 Bathroom, 630 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

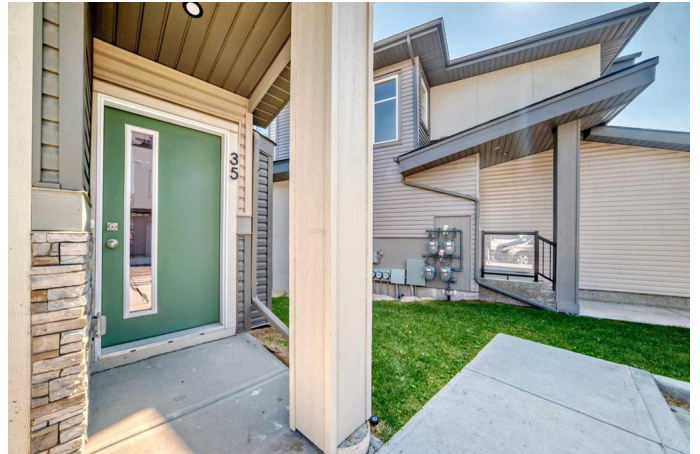
Like new 2 bedroom end unit townhouse backing onto wooded natural ravine and walking path. Really low condo fees (\$149). This bright/open bungalow-style condo features a contemporary style, an abundance of natural light, large balcony, 9' ceilings, quartz counters, and breakfast bar. Plenty of storage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

Built in 2023

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2256905      |
| Price          | \$349,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 630           |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

## Community Information



|             |                           |
|-------------|---------------------------|
| Address     | 35 Spring Creek Common Sw |
| Subdivision | Springbank Hill           |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3E 6E2                   |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Stall           |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Quartz Counters                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator |
| Heating           | Baseboard                                                           |
| Cooling           | None                                                                |
| Basement          | None                                                                |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Wood Frame                   |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 4                    |
| Zoning         | M-1                  |
| HOA Fees       | 100                  |
| HOA Fees Freq. | ANN                  |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Copper K Realty |
|----------------|-----------------|

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