

## 35 Spring Creek Common SW Calgary, Alberta

**MLS # A2256905**



# \$339,900

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse		
<b>Size:</b>	630 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 149
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Quartz Counters		

**Inclusions:** none

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. Presigious community. Titled parking stall and visitor parking right outside your door. Well worth viewing! 35 Spring Creek Common SW.