

29 Spring Creek Common SW  
Calgary, Alberta

MLS # A2202135



**\$369,900**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	568 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

**Heating:** Baseboard, Electric

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Concrete

**Foundation:** Poured Concrete

**Features:** Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 145

**LLD:** -

**Zoning:** M-1

**Utilities:** -

**Inclusions:** N/A

Welcome to a new upscale build in Springbank Hill! Immediate Possession! This stylish, open-concept Bangalow-style townhouse unit on the main level offers affordable luxury and convenient living near the Aspen Landing Shopping Centre and facing the ENVIRONMENT RESERVE PARK (East) from the balcony. It is thoughtfully designed with expansive double pane windows, 9ft ceiling, waterproofed luxury vinyl plank flooring with cork underlay throughout, a spacious living /dining room, and a sliding door to the balcony. The bright and open concept of a large double-glazed window. The European-inspired kitchen is completed with quartz countertops, high-quality cabinets, soft-close doors, drawers, under-mounted upgraded double Bowl Charcoal Sink, a faucet, the standard Whirlpool stainless steel appliances, and stacked washer/dryer. For the environmentally conscious, This Carter Townhome is bordered by a serene natural reserve with abundant walking trails and bike paths that connect throughout this vibrant and burgeoning community. This unit offers a rare opportunity to seamlessly combine urban and rural living and is perfectly located for an active lifestyle and ultimate relaxation. It comes with a titled surface parking stall.