

**35 Spring Creek Common SW  
Calgary, Alberta****MLS # A2278467****\$314,900**

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<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse		
<b>Size:</b>	630 sq.ft.	<b>Age:</b>	2023 (3 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		

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<b>Heating:</b>	Baseboard
<b>Floors:</b>	Carpet, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, High Ceilings, Quartz Counters

**Water:** -**Sewer:** -**Condo Fee:** \$ 149**LLD:** -**Zoning:** M-1**Utilities:** -**Inclusions:** furniture can be included

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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.