

# \$719,000 - 55 Spring Creek Common Sw, Calgary

MLS® #A2232125

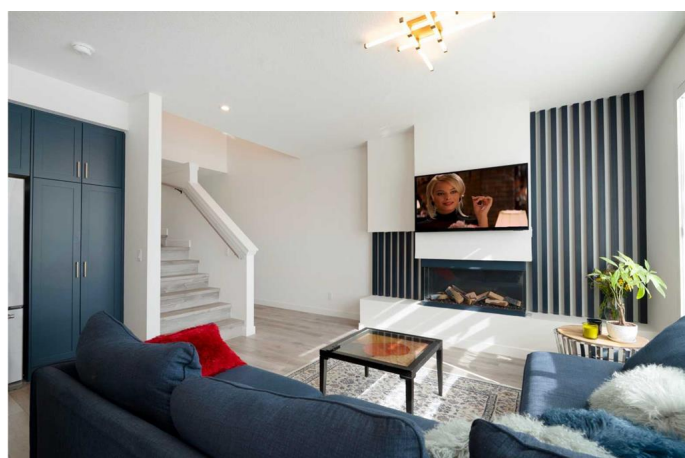
**\$719,000**

3 Bedroom, 4.00 Bathroom, 1,518 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

PRICED to SELL!!!! Nestled in the prestigious "Aspen Springs" development within the sought-after community of Springbank Hill, this exceptional 2-storey townhouse with a fully developed walk-out basement offers a harmonious blend of modern elegance & practical design. Backing onto a serene green space, this "like new" residence boasts the largest floor plan in the complex, providing over 1,970 SqFt of sophisticated living space. Step inside & be greeted by a grand foyer that flows seamlessly into a spacious living room, the focal point of which is a unique 3-sided fireplace with exquisite millwork detailing. The adjacent chef-inspired kitchen is a culinary delight, featuring gleaming quartz countertops, high-end S/S appliances, a stylish tiled backsplash, & a central island perfect for meal prep & casual dining. This inviting space is designed for entertaining, with a generous dining area & a cozy living room that opens onto a large balcony. Enjoy outdoor living with a convenient gas hookup for bbq & relaxing while overlooking the tranquil green space & park. The upper level offers a versatile bonus room, 2 bedrooms & a convenient laundry room. Your private primary retreat is a true sanctuary, complete with a luxurious 5-piece en-suite featuring dual sinks, a soaker tub, a shower & a large walk-in closet. The spacious 2nd bedroom, located on the opposite side of the bonus room, offers its own charming reading nook or relaxation area. A 2nd full 3-piece bathroom completes this level.



The fully developed walk-out basement is an entertainer's dream, featuring a sprawling family/recreational room with a second 2-sided fireplace, a convenient wet bar/kitchenette equipped with its own refrigerator and dishwasher, a good-sized bedroom & a full 3-piece bathroom with heated floor. This unique property has been extensively upgraded with over \$50,000 in luxurious finishes, including elegant luxury vinyl plank (LVP) flooring throughout, upgraded lighting fixtures, striking accent ceiling details in the kitchen & basement family room, quartz countertops in all wet areas, upgraded tile, plush carpet & underlay, enhanced baseboards & trims, subfloor membrane panels in all basement area, a private exterior concrete patio, custom window coverings, & much more. Enjoy the convenience of an attached double garage. Located just steps from a retail plaza, a short drive to the diverse amenities of Aspen Landing, this townhouse offers unparalleled urban convenience while maintaining a peaceful suburban ambiance. Families will appreciate the proximity to top-rated schools such as Webber Academy, Calgary Academy, and Rundle College. Commuters will enjoy easy access to downtown Calgary & major thoroughfares like Stoney Trail.

Move-in ready and brimming with modern upgrades, this exceptional home is perfect for families, professionals, or astute investors. Don't miss this incredible opportunity to own a stunning residence in one of Calgary's most desirable neighbourhoods! Priced to sell!

Built in 2022

**Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2232125  |
| Price    | \$719,000 |
| Bedrooms | 3         |

|                |               |
|----------------|---------------|
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,518         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 55 Spring Creek Common Sw |
| Subdivision | Springbank Hill           |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 6E2                   |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Park, Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 2  |
| Parking        | Double Garage Attached                       |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance, Wet Bar |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked        |
| Heating           | In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Basement, Electric, Family Room, Living Room, Three-Sided, Double Sided, See Remarks                     |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Walk-Out   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Barbecue, Private Entrance             |
| Lot Description   | Back Yard, No Neighbours Behind                 |
| Roof              | Asphalt Shingle                                 |
| Construction      | Concrete, See Remarks, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 13              |
| Zoning         | M-1             |
| HOA Fees       | 150             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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