

\$745,000 - 55 Spring Creek Common Sw, Calgary

MLS® #A2215758

\$745,000

3 Bedroom, 4.00 Bathroom, 1,518 sqft
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Huge Price Reduction!!! 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® #	A2215758
Price	\$745,000

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, Double Sided, See Remarks, Three-Sided
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

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

Additional Information

Date Listed	April 30th, 2025
Days on Market	45
Zoning	M-1
HOA Fees	150
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Masters
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