

# \$415,000 - 403, 205 Spring Creek Common Sw, Calgary

MLS® #A2234475

**\$415,000**

2 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Welcome to this new upscale build in Springbank Hill! Immediate Possession! This very bright and open-concept 2 bedroom, 2 bath unit on the TOP FLOOR offers affordable luxury and convenient living near the Aspen Landing Shopping Centre, the new Aspen Village (being built) plus miles of walking paths and environmental reserves. Open floor plan features a peninsula kitchen with eating bar, high-quality cabinets, soft-close doors, under-mounted double sink, & Whirlpool stainless steel appliances. Full, private ensuite with double sinks off the main bedroom and a huge walk-in closet. Second bedroom with large window and easy access to second full bath and stacked washer/dryer with storage. Thoughtfully designed with expansive double pane windows, 9ft ceiling, warm coloured luxury vinyl plank flooring throughout, a spacious living /dining room, and bright windows and glass door to the balcony with BBQ gas line. The Orion Condos are bordered by a serene natural reserve with abundant walking trails and bike paths that connect throughout this vibrant and sought-after community. It comes with a titled underground parking stall with over-sized storage locker. Amenity room available. Amenities within walking distance include Safeway, Blush Lane, Royal Bank, TD, Starbucks, Cob's bread, Original Joe's™ restaurant, Lady Bug Cafe and many more! Close to the 69 Street C-Train, Westside Rec Centre plus easy access downtown and to the mountains! Pets



allowed. Fees include heat, water etc.

Built in 2023

**Essential Information**

MLS® #	A2234475
Price	\$415,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	843
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	403, 205 Spring Creek Common Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6H4

**Amenities**

Amenities	Elevator(s), Parking, Party Room, Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Stall, Titled, Garage Door Opener, Secured, Underground
# of Garages	1

**Interior**

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer

Heating	Baseboard, Hot Water
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt/Gravel
Construction	Brick, Composite Siding, Concrete, Stucco, Wood Frame

## Additional Information

Date Listed	June 26th, 2025
Days on Market	35
Zoning	MU-1 f3.0h20
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.