

# \$395,000 - 403, 205 Spring Creek Common Sw, Calgary

MLS® #A2260338

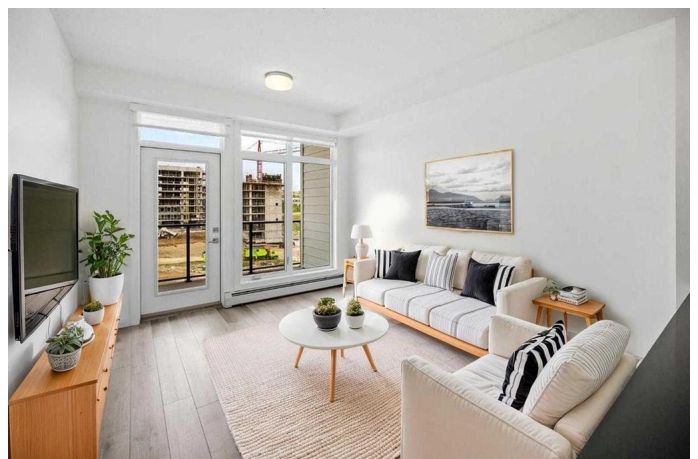
**\$395,000**

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® #         | A2260338          |
| Price          | \$395,000         |
| 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      | Parking, Secured Parking, Snow Removal, Elevator(s), Party Room, Visitor Parking |
| Parking Spaces | 1                                                                                |
| Parking        | Heated Garage, Underground, Garage Door Opener, Parkade, Secured, Stall, Titled  |
| # 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, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Electric Range                |

|              |                      |
|--------------|----------------------|
| Heating      | Baseboard, Hot Water |
| Cooling      | None                 |
| # of Stories | 4                    |

## Exterior

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

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 9                    |
| Zoning         | MU-1 f3.0h20         |
| HOA Fees Freq. | ANN                  |

## Listing Details

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

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