

# \$349,000 - 217, 205 Spring Creek Common Sw, Calgary

MLS® #A2235781

**\$349,000**

1 Bedroom, 1.00 Bathroom, 586 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Welcome to the Orion, a sleek and modern development by Slokker Homes, located in the premiere community of Springbank Hill. This bright and airy 1 bedroom, 1 bathroom corner unit sits on the second floor and features large south and west-facing windows, 9 foot ceilings, and quality finishes throughout including luxury vinyl plank flooring, quartz countertops, and soft-close drawers.

Enjoy the convenience of in-suite laundry, a spacious walk-in closet, and a large balcony with a BBQ gas line. The unit includes a titled underground parking stall, a separate storage locker, and access to secure bike storage within the building.

On the ground floor, you'll find restaurants, a convenience store, liquor store, pharmacy, and a doctor's office. You're also walking distance to Aspen Landing Shopping Centre and just minutes from the 69th Street LRT station. Downtown Calgary is less than 20 minutes away, with quick access to both Bow Trail and Stoney Trail for easy commuting in any direction.

A fantastic opportunity for first-time buyers, investors, or anyone looking to enjoy low-maintenance living in a top-tier location. Book your showing today.

Built in 2023



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2235781          |
| Price          | \$349,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 586               |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 217, 205 Spring Creek Common Sw |
| Subdivision | Springbank Hill                 |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3H 6E2                         |

## Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Party Room, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                                                       |
| Parking        | Underground                                                             |

## Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings                  |
| Heating           | Baseboard, Electric                                                                                                   |
| Cooling           | None                                                                                                                  |
| # of Stories      | 4                                                                                                                     |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
|-------------------|-----------------------|

Construction            Composite Siding, Concrete, Stucco, Wood Frame

**Additional Information**

Date Listed            June 29th, 2025  
Days on Market        1  
Zoning                  MU-1

**Listing Details**

Listing Office            CIR Realty

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