

\$708,000 - 53 Spring Creek Common Sw, Calgary

MLS® #A2253606

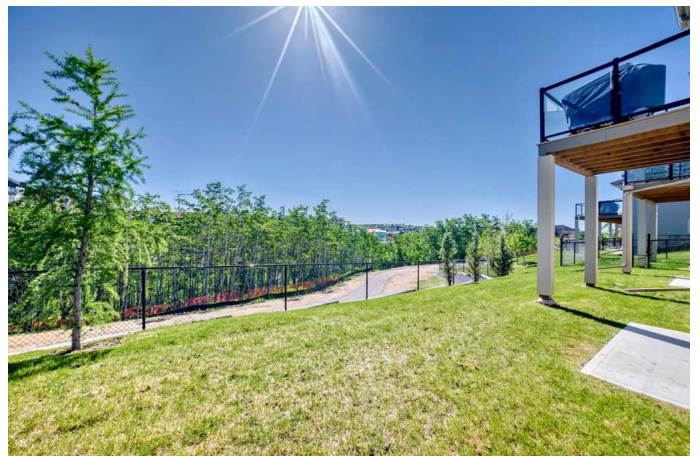
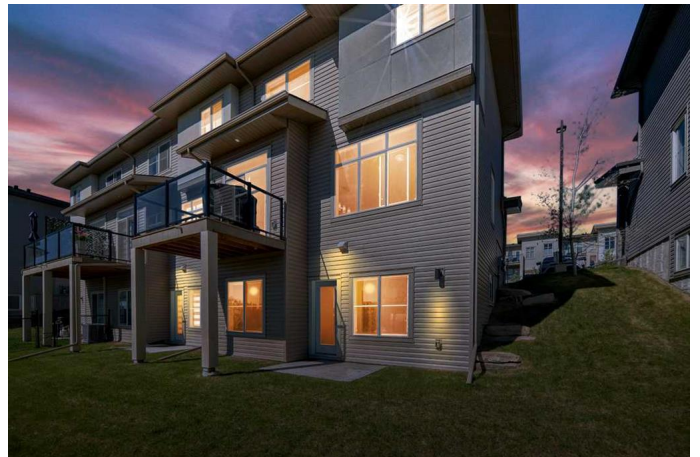
\$708,000

4 Bedroom, 4.00 Bathroom, 1,436 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Welcome to Green Space View â€” a stunning 4-bedroom, 3.5-bath home with a walkout basement in the prestigious Aspen Springs community of Springbank Hill. Built in 2022 and still covered by the New Home Warranty, this thoughtfully designed residence offers nearly 2,000 sq. ft. of total living space and backs directly onto serene green space. Enjoy an east-facing backyard that bathes in the morning sun, creating the perfect setting for coffee on the deck and peaceful starts to your day. The main floor boasts 9 ft ceilings, an elegant white interior palette, luxury vinyl plank flooring, and an open-concept layout ideal for both daily living and entertaining. The gourmet kitchen features crisp white cabinetry, quartz countertops, tiled backsplash, high-end stainless steel appliances including gas cooktop, built-in oven and microwave, extra-wide refrigerator, and a large central island. The bright dining area opens to the upper deck through patio doors, while the spacious living room offers plenty of natural light. A mudroom and 2 pc powder room complete the main level. Upstairs, youâ€™ll find three generously sized bedrooms, a 4-piece main bath, and a convenient laundry room. The serene primary suite is a true retreat, featuring a luxurious 5 pc ensuite with dual sinks, a soaker tub, separate glass shower, and a large walk-in closet. The fully finished walkout basement adds incredible versatility, with a large family/recreation room, a fourth bedroom, and a 3 pc bath, perfect for



guests, as a home office or the teenager that wants their privacy. Step outside to your private covered patio and enjoy direct access to the walking path and green space beyond. Attached front drive double garage.. Enjoy the convenience of walking to Aspen Landing Shopping Centre, top tier schools including Rundle College, Webber Academy, and Ambrose University - all within 2.5 km! Dining options just steps away within the complex. Easy access to Westside Rec Centre, multiple golf courses, and nearby country clubs enhances your active lifestyle. Elegant, modern, and move-in ready, this exceptional townhome truly offers the best of low-maintenance luxury living with nature at your back door and amenities just minutes away.

Built in 2022

Essential Information

MLS® #	A2253606
Price	\$708,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,436
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	53 Spring Creek Common Sw
Subdivision	Springbank Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3H 6E2

Amenities

Amenities	Park, Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Front Drive, Garage Faces Front
# of Garages	2

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	52
Zoning	M-1
HOA Fees	150
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.