

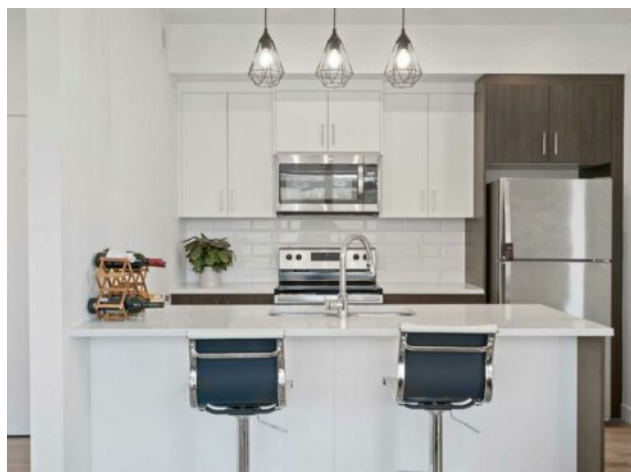


DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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217, 205 Spring Creek Common SW  
Calgary, Alberta

MLS # A2235781



**\$342,000**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Springbank Hill                    |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 586 sq.ft.                         | Age:   | 2023 (2 yrs old) |
| Beds:     | 1                                  | Baths: | 1                |
| Garage:   | Underground                        |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                                                                                                       |            |        |
|-------------|-----------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard, Electric                                                                                                   | Water:     | -      |
| Floors:     | Vinyl Plank                                                                                                           | Sewer:     | -      |
| Roof:       | -                                                                                                                     | Condo Fee: | \$ 281 |
| Basement:   | -                                                                                                                     | LLD:       | -      |
| Exterior:   | Composite Siding, Concrete, Stucco, Wood Frame                                                                        | Zoning:    | MU-1   |
| Foundation: | -                                                                                                                     | Utilities: | -      |
| Features:   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Walk-In Closet(s) |            |        |

Inclusions: none

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.