

302, 69 Springborough Court SW
Calgary, Alberta

MLS # A2228541



\$285,000

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	649 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 465
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, See Remarks		

Inclusions:	NA
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Stunning, bright, and move-in-ready condo in sought-after Springbank Hill! This stylish top-floor, south-facing one-bedroom, one-bathroom condo offers the perfect combination of comfort, convenience, and modern design. Featuring 9-foot ceilings and an open-concept layout, this beautifully updated unit is filled with natural light and designer touches throughout. The fabulous kitchen boasts stainless steel appliances, espresso cabinetry, quartz countertops and backsplash, and a large island with an eating bar—ideal for cooking or entertaining. The adjacent living area is warm and welcoming, featuring a gas fireplace, custom-built-ins, and a large picture window that floods the space with sunlight. Step out onto your sunny southwest-facing balcony to enjoy peaceful views, a convenient BBQ gas hookup, and stunning panoramic mountain vistas. The spacious primary bedroom offers a double closet and access to a well-appointed four-piece bathroom with additional built-ins and in-suite laundry. Additional highlights include in-suite storage, a heated underground parking stall, a separate storage locker, an on-site car wash, and secure bike storage. The building is professionally managed and meticulously maintained. The location is unbeatable—just steps from the C-Train, Westside Recreation Centre, Ambrose University, all levels of schools, and a variety of nearby shops, restaurants, and amenities. With quick access to downtown and the mountains, this is the ideal home for professionals, investors, students, or anyone looking to downsize without compromise.