

**107, 69 Springborough Court SW**  
**Calgary, Alberta**

**MLS # A2309501**



**\$249,900**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	645 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 465
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, No Animal Home, Open Floorplan		

**Inclusions:** None

Welcome to West 69th, a well-managed complex in the highly sought-after community of Springbank Hill. Perfectly situated just steps from Westside Rec Centre, Ambrose University, the 69 Street C-Train station, and an array of shopping, dining, and everyday amenities, this beautifully maintained one-bedroom, one-bathroom condo is ideal for young professionals, students, or investors. Inside, you'll find a bright open-concept layout featuring hardwood flooring, a spacious living room with a cozy gas fireplace, and large windows that flood the space with natural light. The kitchen offers maple cabinetry, generous counter space, a raised breakfast bar, and stainless steel appliances, while the dining area is perfect for entertaining or family meals. Enjoy your own private outdoor patio with a BBQ gas line and peaceful views of mature trees — one of the few units in the building with added privacy, no foot traffic and direct access to the grassed area for pets. The spacious bedroom includes a walk-through closet with direct access to the well-appointed 4-piece bathroom and convenient in-suite laundry with full-size stackable washer and dryer. Additional highlights include titled underground parking, assigned storage, bike storage, and an on-site car wash. Residents enjoy secure entry, ample visitor parking, and beautifully landscaped grounds, all within minutes of Aspen Landing, Westhills Towne Centre, parks, transit, 17th Avenue, and Stoney Trail.