

306, 69 Springborough Court SW
Calgary, Alberta

MLS # A2342998



\$345,000

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	817 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 589
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home		

Inclusions:	NA
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TOP-FLOOR 2-BEDROOM | 2-FULL-BATHROOM UNIT | MOUNTAIN VIEWS | SPRINGBOROUGH. Welcome to this bright and beautifully updated top-floor two-bedroom, two-full-bathroom unit in the desirable community of Springborough. Ideally located close to a wide range of amenities, this home offers an exceptional combination of comfort, convenience, and stunning views. One of the standout features of this home is the beautiful mountain views, which can be enjoyed from both bedrooms and the balcony. The primary bedroom offers the added luxury of a private door leading directly onto the balcony, creating a wonderful space to step outside and enjoy your morning coffee or take in the views at the end of the day. The unit has been freshly painted and features brand-new carpet, giving the condo a clean, fresh, move-in-ready feel. One of the two full bathrooms has just been renovated, adding a modern touch, while the second full bathroom provides excellent convenience for residents and guests. Enjoy the comfort and security of heated underground parking, along with an additional storage locker for seasonal items and extra belongings. Located close to the C-Train station, professional buildings, schools, shopping, restaurants, and everyday amenities, this is an ideal opportunity for first-time buyers, downsizers, professionals, or investors. Fresh, bright, beautifully updated, and showcasing spectacular mountain views — this exceptional Springborough home is move-in ready and waiting for you to make it your own!