

304, 69 Springborough Court SW Calgary, Alberta

MLS # A2346420



\$269,900

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	644 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	-
Basement:	-
Exterior:	Stucco, Wood Frame
Foundation:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 465
LLD:	-
Zoning:	M-1 d100
Utilities:	-

Inclusions: none

TOP FLOOR | 180°; ROCKY MOUNTAIN VIEWS | STEPS TO LRT & WESTSIDE REC | LOW CONDO FEES Location, views, and value come together in this top-floor, south-facing 1-bedroom condo in Springbank Hill West 69th. Enjoy abundant natural light and unobstructed 180°; Rocky Mountain views from this highly walkable west-end location. The location offers excellent everyday convenience. Ernest Manning High School is directly across the street to the north, while Westside Recreation Centre is just steps away to the east. The 69 Street LRT Station and Ambrose University are also within walking distance, offering convenient access for students, professionals, and commuters. Just a short walk away are Montessori childcare, medical clinics, dental and orthodontic services, grocery stores, cafés, and a variety of restaurants offering diverse cuisines, along with shopping and other everyday services. Inside, the bright open-concept layout features 9' ceilings, a corner gas fireplace, and a spacious south-facing balcony with a gas BBQ line. The generously sized bedroom offers a walk-through closet and direct access to the 4-piece bathroom, while in-suite laundry adds everyday convenience. A further advantage is the low monthly condo fee, contributing to very low ongoing carrying costs. The unit also includes a titled underground parking stall, plus an assigned storage locker, complimentary underground car wash, free bike storage, and two elevators. Top floor + 180°; mountain views + Ernest Manning across the street + Westside Rec steps away + LRT + Ambrose University + extensive walkable amenities + low carrying costs + titled underground parking — a well-located 1-bedroom condo offering convenience, views, and practical value in Springbank Hill.