

127, 69 Springborough Court SW
 Calgary, Alberta

MLS # A2348481

\$339,000

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	830 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Leased, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Fireplace(s), Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 589
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)		
Inclusions:	NA		

Enjoy the convenience of one of Calgary's most walkable southwest locations. Directly across the street are Westside Recreation Centre, Ernest Manning High School, and Springborough Professional Centre, offering restaurants, coffee, a pharmacy, and everyday services. Ambrose University, the 69th Street LRT station, shopping, and excellent public and private schools are all within easy walking distance. Inside, this beautifully maintained condo offers a thoughtfully designed layout that maximizes space and privacy. Two generous bedrooms are positioned on opposite sides of the living area, each with its own ensuite, making it ideal for roommates, guests, or a home office. Nearly nine foot ceilings enhance the sense of space, while upgraded flooring, contemporary fixtures, and fresh paint create a polished, move-in ready feel. The bright, open living area features a cozy gas fireplace and a functional kitchen designed for comfortable everyday living and entertaining. A particularly appealing feature is the private patio, which opens directly onto beautifully landscaped green space and a walking path. This peaceful setting offers a sense of privacy, lovely views, and effortless access to the outdoors, especially convenient for dog owners. Adding exceptional value are TWO parking stalls, one heated underground and one surface stall, a rare convenience in condo living. Additional storage, bicycle parking, an underground car wash, and ample visitor parking complete the package. A comfortable, low maintenance home in a location that makes everyday life easier.