

125, 69 Springborough Court SW
Calgary, Alberta

MLS # A2280142

\$365,000

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	816 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 589
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)		
Inclusions:	Tv wall mount		

OPEN HOUSE SATURDAY, JAN 24, 12:00 - 2:00 PM Welcome to this bright and spacious 2 bedroom, 2 bathroom ground-floor unit in an unbeatable location. Offering 816 square feet of well-designed living space, the home features a smart split-bedroom layout—placing bedrooms on opposite sides of the unit for privacy, making it perfect for roommates, guests, or families. Step directly onto your private patio with a gas hookup, overlooking lush green space and a walking path—an ideal setup for dog owners or anyone who appreciates easy outdoor access. Inside, the home is truly move-in ready featuring professionally-installed, brand new shower fixtures, a fresh coat of paint throughout and brand-new stainless steel dishwasher and electric range. The sun-filled living area with a cozy gas fireplace is designed for entertaining with a dedicated dining area and a breakfast bar for casual meals with friends and family. You are well positioned just steps from the Westside Recreation Centre, home to swimming pools, skating rinks, a fitness centre, and an indoor track. The location is incredibly walkable, situated near 69th St LRT Station for an easy commute, Ernest Manning High School, Ambrose College and Springborough Professional Centre featuring local favourites like Waves Coffee, an award-winning yoga studio, and diverse dining options. Rounding out this exceptional package is a heated underground parking stall conveniently located near the elevator, along with a separate storage locker, bicycle storage, access to an underground car wash, and ample visitor parking.