



GRASSROOTS
REALTY GROUP

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**341, 69 Springborough Court SW
Calgary, Alberta**

MLS # A2259106



\$349,900

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	830 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 589
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Vinyl Windows		

Inclusions: cabinet in Bathroom

Whether you're a first-time buyer, downsizer, or investor, this top-floor gem, this 2-bedroom, 2-bathroom top-floor suite checks all the boxes. The smart layout places bedrooms on opposite sides of the bright central living area, creating ideal separation and maximum independence—perfect for roommates, guests, or a home office. The home features a beautifully upgraded bathroom, adding a touch of modern comfort and style to your daily routine. Just a 2-minute walk to the LRT station and Westside Recreation Centre, this location makes commuting and staying active a breeze. The building also includes a free car wash bay, making life even more convenient. Don't miss your chance to own in one of Calgary's most sought-after communities—book your private showing today!