



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: -

Water: -

Sewer: -

Condo Fee: \$ 589

LLD: -

Zoning: R-G

Utilities: -

Heating: Baseboard, Boiler, Fireplace(s), Natural Gas

Floors: Carpet, Laminate

Roof: -

Basement: None

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)

Inclusions: Tv wall mount

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, and nearly 9 ft ceilings, 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.