



226, 69 Springborough Court SW
Calgary, Alberta

MLS # A2297941



\$249,900

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	646 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Hardwood, Tile

Roof: -

Basement: -

Exterior: Stucco, Wood Frame

Foundation: -

Features: Breakfast Bar, Built-in Features

Water: -

Sewer: -

Condo Fee: \$ 465

LLD: -

Zoning: M-1 d100

Utilities: -

Inclusions: Keys, Fobs, Coffee Table, 3-Pc Bedroom Set, Hallway Credenza

VISIT MULTIMEDIA LINKS FOR FULL DETAILS! At this incredible price, owning this great property could be cheaper than renting nearby! Welcome to this like-new, exceptionally well-maintained condo in Springbank Hill—one of SW Calgary’s most walkable communities. Offering nearly 650 sq. ft. of thoughtfully designed living space, this spacious executive one-bedroom rivals the size of some newer two-bedroom units nearby — they just don’t make them this size anymore! Proudly owned and occupied by a single owner for the past 16 years, this move-in-ready home has been meticulously cared for throughout. It features updated hard-surface flooring and well-maintained finishes, creating a clean and modern feel. The functional layout is a true highlight, comfortably accommodating full-sized furniture, including a proper dining table and a generously sized living room set, something rarely found in one-bedroom condos. Storage is another standout feature, with multiple closets throughout, including a well-proportioned primary closet that supports easy, everyday organization, plus a separate storage locker for additional items. The kitchen is impressively equipped, offering the same ample counter space and cabinetry found in many two-bedroom units within the building, ideal for cooking and daily use. The bedroom is generously sized and easily fits larger furniture, while providing direct access to the large bathroom, which also offers a second entrance from the living space. This smart layout allows for convenient dual access, maintaining convenience for the bedroom while remaining practical for guests. Additional features of this home include a private South-facing balcony, one heated underground parking stall, plus access to the building’s underground car wash. Residents also benefit from low condo fees, adding

to the overall value. What truly sets this home apart is its exceptional walkability, placing it among the most convenient condo locations in the area. This unit is just a short walk from the 69 Street LRT Station, offering direct and efficient access to downtown Calgary, while quick connections to major routes such as Stoney Trail make commuting by car equally convenient. Outdoor enthusiasts benefit from the quick access to the mountains and the SW Ring Road. The Westside Recreation Centre is right across the street, providing year-round fitness and recreational amenities. Nearby schools include Ambrose University, Ernest Manning High School (Located in the Walk-Zone), and Rundle College. With shopping, dining, and everyday services all within easy reach, this location supports a truly walkable and easy lifestyle!