



**125, 69 Springborough Court SW
Calgary, Alberta**

MLS # A2298532



\$360,000

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: 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: Tv wall mount & bracket

**** Open House Saturday, April 11, 2-4 pm **** Welcome to this beautifully renovated and move-in ready 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, this bright and spacious home features a smart split-bedroom layout—placing bedrooms on opposite sides of the unit for added privacy, perfect for roommates, guests, or families. This home truly stands out with extensive recent upgrades throughout, including brand-new paint from top to bottom, stylish quartz countertops, and beautiful new laminate flooring throughout the entire unit—creating a modern, cohesive feel the moment you step inside. The kitchen and bathrooms have been thoughtfully refreshed with updated counters and cabinets, a sleek goose-neck chrome faucet, and professionally installed new shower fixtures. Additional upgrades include a brand new blinds, stainless steel dishwasher and electric range. The sun-filled living area, complete with a cozy gas fireplace, is designed for both relaxing and entertaining. Enjoy a dedicated dining space along with a convenient breakfast bar—perfect for casual meals or hosting friends and family. Step directly outside to your private patio with a gas hookup, overlooking lush green space and a walking path—ideal for dog owners or anyone who appreciates seamless indoor-outdoor living. You are perfectly situated just steps from the Westside Recreation Centre, featuring swimming pools, skating rinks, a fitness centre, and an indoor track. The highly walkable location places you near 69th St LRT Station for an easy commute, Ernest Manning High School, Ambrose College, and the Springborough Professional Centre—home to local favourites like Waves Coffee, an

award-winning yoga studio, and a variety of dining options. Rounding out this exceptional offering is a heated oversized underground parking stall (large enough for a truck) conveniently located near the elevator, along with a separate storage locker, bicycle storage, access to an underground car wash, and ample visitor parking.