



**119, 69 Springborough Court SW
Calgary, Alberta**

MLS # A2130126



\$294,999

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Springbank Hill | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Low-Rise(1-4) | | |
| Size: | 644 sq.ft. | Age: | 2005 (19 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Baseboard

Floors: Hardwood

Roof: -

Basement: -

Exterior: Stucco

Foundation: -

Features: Built-in Features, Ceiling Fan(s), Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 477

LLD: -

Zoning: M-1 d100

Utilities: -

Inclusions: na

Welcome home to West 69th! The location of this condo is just awesome! Across the street from Westside Rec Centre and the underground C-Train Station along with fantastic retail, health & wellness, restaurant and convenience options. You will also be within walking distance of Ambrose College and modern private and public schools. And we can not forget the great proximity to all amenities in Aspen Hills, Strathcona, Westhills and 85th Street District! You can easily hit the road in any direction and land in downtown, on the ring road or headed out to the mountains in a jiffy! You will be wowed by this home as soon as you drive into this exceptional neighborhood and things just keep getting better as you flow through the well manage building to this beautifully kept 1-bedroom main floor condo! All new paint throughout! Pet friendly with a huge patio that leads out for ease of walking your 4-legged family members. You will love the light and brightness that is complemented by beautiful stone tile and hardwood floors that play so well with the modern cabinetry. Check out the thoughtful floor plan that includes an eating bar, spacious kitchen, gas fireplace, cheater 4-piece bathroom/ensuite, ensuite laundry with very comfortably sized rooms and lots of storage! Heated underground titled parking is steps away from the front door and a convenient assigned storage locker adds to the list of wins as well as access to an underground car wash, bicycle storage, and inviting visitor parking! Stacked washer and dryer and S/S kitchen appliances have been well maintained. You can have it all at an affordable price with reasonable condo fees!