



227, 69 Springborough Court SW
Calgary, Alberta

MLS # A2161544



\$390,900

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	829 sq.ft.	Age:	2005 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Assigned, Heated Garage, Other, Parkade, Stall, Titled, U		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas, Radiant	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 580
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: n/a

Welcome to pet friendly West 69th! This exquisite 2nd-floor unit offers a serene park-like view and an abundance of natural lighting, crafting an ideal living environment. The unit features a modern, open and spacious floor plan with neutral colors, enhancing both luxury and convenience. Strategically located, this condo is a mere 5-minute walk from the LRT station, facilitating a 20-minute commute to downtown. It is situated directly across from the WESTSIDE REC Center, Ernest Manning high School, Rundle College and is adjacent to a shopping and medical plaza featuring, coffee shop, convenience store, pharmacy, and a variety of restaurants. Additionally, a 2-minute drive to access the Stony Trail! This impeccably maintained, non-smoking and pet-free condo is among the finest in the area, featuring 2 parking stalls, carpet and linoleum flooring, sleek stainless-steel appliances, open kitchen with breakfast bar, a cozy gas fireplace, spacious walk-in closet, an oversized NW patio, equipped with a gas line for BBQ 2 bedrooms and 2 baths (each with their own ensuite) Included is 1 titled underground stall #143, 1 surface assigned stall#30 large storage #55, car wash, bicycle storage, and ample visitor parking. .Embrace the opportunity to reside in a condo that is not only a living space but a lifestyle choice, meticulously designed for utmost comfort and convenience. Move in immediately and begin to enjoy all the exceptional features this remarkable condo has to offer.