

# \$349,000 - 208, 69 Springborough Court Sw, Calgary

MLS® #A2204668

**\$349,000**

2 Bedroom, 2.00 Bathroom, 828 sqft  
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

QUIET SOUTH FACING UNIT WITH COURTYARD VIEWS | 2 BEDS + 2 ENSUITE BATHS | 6 MINS WALK TO WESTSIDE REC CENTRE & 69ST LRT STATION | Experience urban living at its finest on this second floor 2-bedroom, 2-bathroom unit designed for both functionality and comfort. The open-concept floor plan boasts SOARING 9' CEILINGS & upgraded laminate flooring. The spacious, well-appointed kitchen featuring QUARTZ COUNTERTOP, elegant maple cabinetry, a built-in wine rack, and stainless-steel appliances. Gather around the breakfast bar, cozy up by the GAS FIREPLACE or enjoying a BBQ in the SOUTH FACING BALCONY with courtyard views, this home is perfect for entertaining with your loved ones. Retreat in the spacious primary bedroom, complete with a 3-piece ensuite, a walk-in closet, and PRIVATE BALCONY ACCESS. The second bedroom is equally spacious and conveniently offers its own entrance to a stylish 4-piece bathroom. Enjoy the convenience of in-suite laundry (NEWER LG WASHER/DRYER), a storage locker and a TITLED

UNDERGROUND PARKING STALL. Additional amenities include a secured bicycle storage located in the lobby, a car wash bay and abundance of visitors parking. Enjoy a short walk the Westside Recreation Centre (6 mins walk), the 69st LRT station Park & Ride (6 mins walk). Or a short drive to Signal hill library, Westhills Shopping Centre (6 mins drive) This unit combines luxury living with



208-69 Springborough Crt SW, Calgary, AB



unmatched accessibility. Don't miss out on this opportunity to call it home, book your private showing today!!

Built in 2005

### Essential Information

MLS® #	A2204668
Price	\$349,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	828
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	208, 69 Springborough Court Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5V5

### Amenities

Amenities	Bicycle Storage, Elevator(s), Trash, Visitor Parking, Car Wash
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

### Interior

Interior Features	Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating	Baseboard, None
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3
Basement	None

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt
Construction	Stucco
Foundation	None

### **Additional Information**

Date Listed	March 22nd, 2025
Days on Market	14
Zoning	M-1
HOA Fees	75
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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