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

MLS® #A2204668

# \$349,000

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

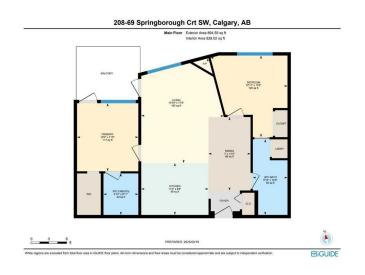
Springbank Hill, Calgary, Alberta

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







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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