

\$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



0 3 6 ft

PREPARED: 2025/03/19

White regions are excluded from total floor area in CLUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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 | 12 |
| Zoning | M-1 |
| HOA Fees | 75 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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