

\$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	12
Zoning	M-1
HOA Fees	75
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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