

**227, 69 Springborough Court SW**  
**Calgary, Alberta**

**MLS # A2161544**



**\$399,900**

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

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 580
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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.