



GRASSROOTS
REALTY GROUP

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119, 69 Springborough Court SW
Calgary, Alberta

MLS # A2308482



\$265,000

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	643 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 465
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan		

Inclusions: N/A

Located in Springbank Hill, this well-appointed condo offers a smart layout, comfortable living spaces, and unbeatable convenience with quick access to transit and everyday amenities. Perfectly positioned just steps from Westside Recreation Centre and directly across from Ambrose University, you're also only two blocks from the 69 Street C-Train Station, making commuting simple and efficient. The open-concept design creates an inviting flow between the kitchen, dining, and living areas, giving the home a bright and connected feel. The kitchen is both functional and welcoming, featuring ample cabinetry, generous counter space, and an eat-up bar that's perfect for casual dining or entertaining guests. The living room is anchored by a cozy gas fireplace and opens onto a private enclosed patio — an ideal spot to relax, barbecue, and enjoy some fresh air. For pet owners, the convenient main-floor location makes daily walks easy and accessible. The bedroom is generously sized with excellent closet space, while the full bathroom is clean, practical, and well maintained. Additional features include in-suite laundry, dedicated storage, titled underground parking, access to a car wash bay in the parkade, and secure indoor bike storage. What truly sets this property apart is the exceptional location. Aspen Landing Shopping Centre, a wide variety of restaurants and shops, and some of West Calgary's top-rated schools are all close by, with quick access to major routes throughout the city. Whether you're a first-time buyer, investor, or looking for a low-maintenance lifestyle in a highly connected community, this is an outstanding opportunity in one of Calgary's most established westside neighbourhoods.