



GRASSROOTS
REALTY GROUP

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107, 69 Springborough Court SW
Calgary, Alberta

MLS # A2309501



\$234,900

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	645 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 465
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, Open Floorplan		

Inclusions: None

Welcome to West 69th, a well-managed complex in the highly sought-after community of Springbank Hill. Perfectly situated just steps from Westside Rec Centre, Ambrose University, the 69 Street C-Train station, and an array of shopping, dining, and everyday amenities, this beautifully maintained one-bedroom, one-bathroom condo is ideal for young professionals, students, or investors. Inside, you'll find a bright open-concept layout featuring hardwood flooring, a spacious living room with a cozy gas fireplace, and large windows that flood the space with natural light. The kitchen offers maple cabinetry, generous counter space, a raised breakfast bar, and stainless steel appliances, while the dining area is perfect for entertaining or family meals. Enjoy your own private outdoor patio with a BBQ gas line and peaceful views of mature trees — one of the few units in the building with added privacy, no foot traffic and direct access to the grassed area for pets. The spacious bedroom includes a walk-through closet with direct access to the well-appointed 4-piece bathroom and convenient in-suite laundry with full-size stackable washer and dryer. Additional highlights include titled underground parking, assigned storage, bike storage, and an on-site car wash. Residents enjoy secure entry, ample visitor parking, and beautifully landscaped grounds, all within minutes of Aspen Landing, Westhills Towne Centre, parks, transit, 17th Avenue, and Stoney Trail.