



GRASSROOTS
REALTY GROUP

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210, 69 Springborough Court SW
Calgary, Alberta

MLS # A2314275



\$364,900

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	830 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Leased, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Laminate, Linoleum
Roof:	-
Basement:	-
Exterior:	Stucco, Wood Frame
Foundation:	-
Features:	Ceiling Fan(s), No Smoking Home, Quartz Counters, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 589
LLD:	-
Zoning:	M-1 d100
Utilities:	-

Inclusions: N/A

Welcome to West 69th in desirable Springbank Hill! This bright and well-maintained 2-bedroom, 2-bathroom condo offers 830 sq ft of comfortable single-level living with a functional open-concept layout. The spacious living room features a cozy gas fireplace and opens to a private balcony with BBQ gas line—perfect for relaxing or entertaining. The kitchen is equipped with quartz counters, ample cabinetry, and a full appliance package, while the primary bedroom includes a walk-in closet and 3-piece ensuite. Additional highlights include in-suite laundry, laminate flooring, and a no-smoking interior. This unit comes with two parking stalls (titled underground + leased) plus a separate assigned storage locker. Well-managed building with elevator access, secured parking, and visitor stalls. Condo fees include heat, gas, water, sewer, insurance, reserve fund contributions, and professional management. Excellent location close to parks, schools, shopping, walking paths, and transit. Great opportunity for homeowners or investors alike!