



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

123, 69 Springborough Court SW
Calgary, Alberta

MLS # A2336012



\$359,900

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	889 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 628
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Nestled in the desirable Southwest community of Springbank Hill, this exceptionally spacious, main-floor home stands out as one of the largest units in the complex. Freshly painted and boasting brand-new flooring throughout, the light-filled, open-concept floor plan features an ideal split-bedroom layout—maximizing privacy with the living, dining, and kitchen areas set right in the center. The airy kitchen flows seamlessly into the dining space and inviting living room, complete with a cozy gas fireplace that serves as the home's centerpiece. The generous primary retreat offers a tranquil space to unwind, featuring a private 4-piece ensuite bathroom and a large walk-in closet. On the opposite side of the unit, the second bedroom includes ample closet space and convenient direct access to the second full bathroom, making it perfect for guests, roommates, or a home office. Stepping outside, the ground-floor positioning affords an oversized, south-facing private patio—one of the largest in the entire building—providing an incredible outdoor sanctuary for relaxing or entertaining in the sun. Complete with a secure, titled underground parking stall and a dedicated storage locker on the parking level, this move-in-ready condo delivers unbeatable value and space in a prime location.