

\$339,900 - 310, 69 Springborough Court Sw, Calgary

MLS® #A2087868

\$339,900

2 Bedroom, 2.00 Bathroom, 828 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

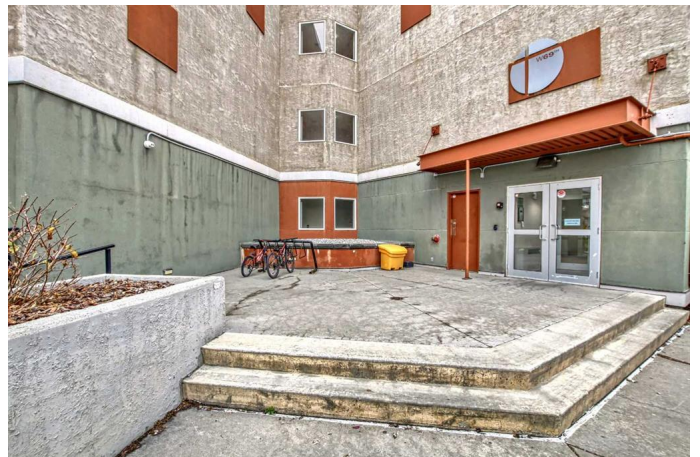
Welcome to your future home, conveniently perched on the top floor of this charming complex. This unit offers a fantastic location, complete with ample visitor parking. Bask in the sunshine and natural light that fills this unit, thanks to its sunny southern exposure.

Step into a welcoming open-concept design, featuring 2 bedrooms, each with its own ensuite bathroom. The roomy kitchen boasts plenty of cupboard and counter space, along with stainless steel appliances, creating a stylish and functional cooking area. The living room features neutral carpeting, providing a blank canvas for your personal touch.

Enjoy meals and gatherings in the designated dining area and at the eat-up counter, where conversations flow easily. An eye-catching corner gas fireplace not only adds a cozy ambiance but also serves as a captivating focal point.

The primary bedroom offers an ensuite bath with a shower, a walk-in closet, and direct access to a private patio. The second bedroom also has direct access to a full bathroom with a tub. Convenience is key, with in-suite laundry facilities right at your fingertips. This property comes complete with an underground titled parking spot, ensuring your vehicle's security and protection from the elements. A storage unit is also included in the package. The monthly condo fee covers various services and maintenance, making your life hassle-free.

The location is particularly advantageous, with



walking distance to the 69th St LRT station, The Westside Recreation Center, Ambrose University, Ernest Manning High School, shopping, restaurants, and much more. Your new home is perfectly positioned for a vibrant and convenient lifestyle.

Built in 2005

Essential Information

MLS® #	A2087868
Price	\$339,900
Sold Price	\$344,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	828
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	310, 69 Springborough Court Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5V5

Amenities

Amenities	Bicycle Storage, Other, Parking
Parking Spaces	1
Parking	Stall, Underground

Interior

Interior Features	Closet Organizers, High Ceilings, Laminate Counters, Walk-In Closet(s)
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Appliances	Dishwasher, Electric Oven, Microwave, Other, Refrigerator, Washer/Dryer
Heating	Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Other
Construction	Concrete, Stucco

Additional Information

Date Listed	October 16th, 2023
Date Sold	November 3rd, 2023
Days on Market	18
Zoning	M-1 d100
HOA Fees	87.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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