

212, 69 Springborough Court SW
Calgary, Alberta

MLS # A2220781

\$359,900

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	863 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 609
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

This bright and cozy south-facing condo, featuring two bedrooms and two full bathrooms, is the perfect place to call home. It offers both comfort and convenience. The location is unbeatable!!! with just a few minutes' walk to the C-Train station, Westside Recreation Centre, elementary, middle, and high schools, Ambrose College, and a local plaza just steps away with restaurants, a convenience store, and other amenities. Step inside, and you'll be greeted by an open-concept layout with 9-foot ceilings. The kitchen is equipped with stainless steel appliances and maple cabinets. Additional amenities include a gas fireplace, a convenient in-suite storage room, and an in-suite washer/dryer. Heated underground parking stall along with a car wash bay, bike storage, and plenty of visitor parking. When you want to unwind, head out to the quiet, sunny, south facing deck and enjoy the beautiful views. The building is exceptionally well-maintained and offers a welcoming, friendly community. It's move-in ready and waiting for you to make it your own! The photos are staged, and the condo is currently vacant.