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302, 69 Springborough Court SW  
Calgary, Alberta

MLS # A2228541



\$285,000

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	649 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 465
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, See Remarks		

Inclusions: NA

Stunning, bright, and move-in-ready condo in sought-after Springbank Hill! This stylish top-floor, south-facing one-bedroom, one-bathroom condo offers the perfect combination of comfort, convenience, and modern design. Featuring 9-foot ceilings and an open-concept layout, this beautifully updated unit is filled with natural light and designer touches throughout. The fabulous kitchen boasts stainless steel appliances, espresso cabinetry, quartz countertops and backsplash, and a large island with an eating bar—ideal for cooking or entertaining. The adjacent living area is warm and welcoming, featuring a gas fireplace, custom-built-ins, and a large picture window that floods the space with sunlight. Step out onto your sunny southwest-facing balcony to enjoy peaceful views, a convenient BBQ gas hookup, and stunning panoramic mountain vistas. The spacious primary bedroom offers a double closet and access to a well-appointed four-piece bathroom with additional built-ins and in-suite laundry. Additional highlights include in-suite storage, a heated underground parking stall, a separate storage locker, an on-site car wash, and secure bike storage. The building is professionally managed and meticulously maintained. The location is unbeatable—just steps from the C-Train, Westside Recreation Centre, Ambrose University, all levels of schools, and a variety of nearby shops, restaurants, and amenities. With quick access to downtown and the mountains, this is the ideal home for professionals, students, or anyone looking to downsize without compromise.