

# \$339,900 - 241, 69 Springborough Court Sw, Calgary

MLS® #A2199132

**\$339,900**

2 Bedroom, 2.00 Bathroom, 832 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

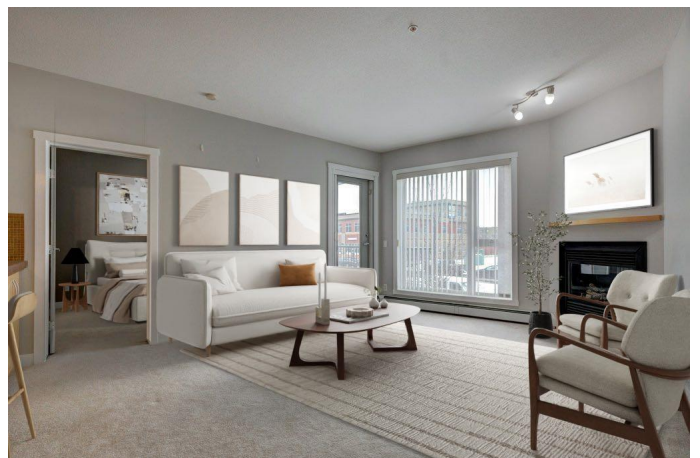
Experience the best of urban living in this beautifully designed 2-bedroom, 2-bathroom condo, offering both style and comfort. The open-concept layout features 9' ceilings and a thoughtfully appointed space for both living and dining. The functional kitchen is equipped with stainless steel appliances, a built-in pantry + wine rack, and an eat-up bar—perfect for entertaining.

The bright and spacious living room is bathed in natural light from large west-facing windows, creating a warm and inviting atmosphere. A cozy gas fireplace enhances the space, while a glass door opens to a private west-facing balcony—ideal for having a beverage while enjoying the sunset.

The primary bedroom serves as a private retreat, complete with a walk-in closet, a 3-piece ensuite, and direct access to the sunny west balcony. The second bedroom is spacious and conveniently connects to a 4-piece bathroom that also features a stacked washer/dryer.

Additional features include Titled Underground Parking (#139), a Second Surface-Level stall (TBD), Indoor Bike Storage, Car Wash, and a Storage Locker for added convenience.

This prime location is just steps from many amenities, and only minutes to the West LRT and transit station, Westside Recreation Centre, WestHills Shopping Centre and Aspen Landing. Offering the perfect blend of comfort and accessibility, this home is an incredible opportunity—don't miss your chance to



make it yours!

Built in 2005

### Essential Information

MLS® #	A2199132
Price	\$339,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	832
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	241, 69 Springborough Court Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5V5

### Amenities

Amenities	Parking, Visitor Parking, Bicycle Storage, Car Wash, Elevator(s), Secured Parking, Storage
Parking Spaces	2
Parking	Stall, Leased, Titled, Underground

### Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

### **Exterior**

Exterior Features	Balcony
Construction	Stucco

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	30
Zoning	M-1
HOA Fees	75
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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