69 Springborough Court Calgary Alberta
$399,900

Welcome to pet friendly West 69th! This exquisite 2nd-floor unit offers a serene park-like view and an abundance of natural lighting, crafting an ideal living environment. The unit features a modern, open and spacious floor plan with neutral colors, enhancing both luxury and convenience. Strategically located, this condo is a mere 5-minute walk from the LRT station, facilitating a 20- minute commute to downtown. It is situated directly across from the WESTSIDE REC Center, Ernest Manning high School, Rundle College and is adjacent to a shopping and medical plaza featuring, coffee shop, convenience store, pharmacy, and a variety of restaurants. Additionally, a 2-minute drive to access the Stony Trail! This impeccably maintained, non-smoking and pet-free condo is among the finest in the area, featuring 2 parking stalls, carpet and linoleum flooring, sleek stainless-steel appliances, open kitchen with breakfast bar, a cozy gas fireplace, spacious walk-in closet, an oversized NW patio, equipped with a gas line for BBQ 2 bedrooms and 2 baths (each with their own ensuite) Included is 1 titled underground stall #143, 1 surface assigned stall#30 large storage #55, car wash, bicycle storage, and ample visitor parking. .Embrace the opportunity to reside in a condo that is not only a living space but a fifestyle choice, meticulously designed for utmost comfort and convenience. Move in immediately and begin to enjoy all the exceptional features this remarkable condo has to offer. (id:6769)

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3pc Bathroom 7.00 Ft x 5.75 Ft	Living room 17.33 Ft x 13.75 Ft
4pc Bathroom 12.58 Ft x 5.75 Ft	Laundry room 3.17 Ft x 2.58 Ft
Bedroom 11.33 Ft x 10.25 Ft	Primary Bedroom 13.67 Ft x 12.92 Ft
Dining room 12.42 Ft x 6.92 Ft	Other 7.00 Ft x 3.92 Ft
Kitchen 8.92 Ft x 11.42 Ft	