

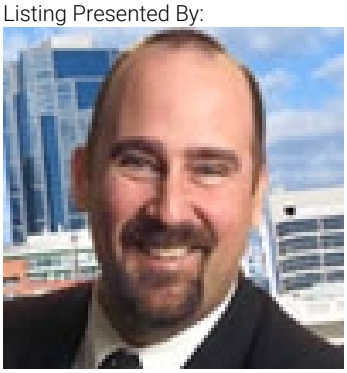
69 Springborough Court Calgary Alberta

$335,000

* Three months of waived condo fees * Enjoy the convenience of one of Calgary's most walkable southwest locations. Directly across the street are Westside Recreation Centre, Ernest Manning High School, and Springborough Professional Centre, offering restaurants, coffee, a pharmacy, and everyday services. Ambrose University, the 69th Street LRT station, shopping, and excellent public and private schools are all within easy walking distance. Inside, this beautifully maintained condo offers a thoughtfully designed layout that maximizes space and privacy. Two generous bedrooms are positioned on opposite sides of the living area, each with its own ensuite, making it ideal for roommates, guests, or a home office. Nearly nine foot ceilings enhance the sense of space, while upgraded flooring, contemporary fixtures, and fresh paint create a polished, move-in ready feel. The bright, open living area features a cozy gas fireplace and a functional kitchen designed for comfortable everyday living and entertaining. A particularly appealing feature is the private patio, which opens directly onto beautifully landscaped green space and a walking path. This peaceful setting offers a sense of privacy, lovely views, and effortless access to the outdoors, especially convenient for dog owners. Adding exceptional value are TWO parking stalls, one heated underground and one surface stall, a rare convenience in condo living. Additional storage, bicycle parking, an underground car wash, and ample visitor parking complete the package. A comfortable, low maintenance home in a location that makes everyday life easier. (id:6769)

Primary Bedroom 10.25 Ft x 11.33 Ft
Living room 13.75 Ft x 14.50 Ft
3pc Bathroom 5.75 Ft x 6.83 Ft
Kitchen 11.58 Ft x 11.75 Ft
Dining room 9.08 Ft x 12.33 Ft
Bedroom 12.75 Ft x 13.67 Ft
4pc Bathroom 5.75 Ft x 12.58 Ft

Listing Presented By:



Originally Listed by:
Sotheby's International Realty Canada

http://sothebysrealty.ca/en/richardson-group

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.