

236, 69 Springborough Court SW  
Calgary, Alberta

MLS # A2293901



**\$355,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	822 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 589
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Location, lifestyle, and long-term value come together in this bright and inviting condo in one of Calgary's most convenient westside communities. Perfectly positioned for students, families, commuters, and investors alike, this home offers exceptional access to some of the city's most sought-after amenities and schools. Just steps away you'll find the LRT station and major bus terminal, making downtown commuting simple and stress-free. Families will appreciate the walking distance to the Griffith Woods School (K-9) and highly regarded Ernest Manning High School, while nearby private institutions including Rundle College and Ambrose University make this location especially attractive for students and faculty. Recreation and wellness are also at your doorstep with Westside Recreation Centre just minutes away. Inside, the condo is filled with natural light and offers a bright, open, and welcoming layout that feels both spacious and comfortable. The well-designed floor plan is ideal for everyday living or entertaining, creating a warm and inviting space to call home. The building is well-managed, well-maintained, and in excellent financial standing, offering peace of mind for homeowners and investors alike. Additional features include underground parking, a private storage unit, and the convenience of a car wash located right in the parkade. Whether you're a first-time buyer, investor, student, or family wanting to be close to top schools and transit, this location truly checks all the boxes.