



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**69 SPRINGBOROUGH Court #227, Calgary T3H 5V5**

MLS® #: **A2161544**

Area: **Springbank Hill**

Listing Date: **09/10/24**

List Price: **\$384,900**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 02-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2005**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

**Additional Parking,Assigned,Heated Garage,Other,Parkade,Stall,Titled,Underground**

Finished Floor Area

Abv Sqft: **829**  
Low Sqft:  
Ttl Sqft: **829**

DOM

**72**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard,Hot Water,Natural Gas,Radiant**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Courtyard,Playground**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home,See Remarks,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`0" x 5`9"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>12`7" x 5`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`4" x 10`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`5" x 6`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`11" x 11`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`4" x 13`9"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`2" x 2`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`8" x 12`11"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>7`0" x 3`11"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$580**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1 d100**

Legal Desc: **0510517**

Remarks

Pub Rmks: **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 lifestyle 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.**

Inclusions: **n/a**  
Property Listed By: **RE/MAX Landan Real Estate**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











