



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: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

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

DOM

9

Layout

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

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

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

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

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











