

**303, 69 Springborough Court SW  
Calgary, Alberta**

**MLS # A2216160**



# \$279,900

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	646 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 465
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** n/a

Beautifully maintained TOP FLOOR LOCATION! Immaculate & spacious one bedroom. Many special features including 9&rsquo; ceilings, in-suite laundry, titled underground heated parking, assigned storage locker & lots of visitor parking. Open floorplan, great views from the living room or deck, and great value! A good sized bedroom with a walkthrough to the 4 piece bathroom is like having your own ensuite. On those warm days, the deck off the living room is a nice spot to bbq (with gas line) or relax. On the cooler days, relax next to your fireplace. In suite laundry, heated underground storage locker and titled parking stall. Fabulous location across from the Westside Rec Centre & a short walk to the C-Train Station. Close to West Hills Shopping, Ambrose University, Aspen Woods shopping & restaurants plus a quick commute to downtown. Amenities include a car was & bike storage.