127 69 Springborough Court SW

Calgary | Active | MLS® A2348481

$335,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2005**	**830 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Sotheby's International Realty Canada

A closer look

* 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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348481
Bedrooms	2
Bathrooms	2
Year Built	2005
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	830 sq. ft.
Main Level Finished Area:	830 sq. ft.
Condo Fee:	$588.87
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Acreage:	No
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Ground
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls, No One Below
Total Rooms Above Grade:	5
Year built:	2005 (Age: 21)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	2
Plan:	0510517
Heating:	Baseboard, Boiler, Fireplace(s), Natural Gas
Basement:	None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Linoleum, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	No
Parking:	Leased, Parkade, Secured, Stall, Titled, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Main Level
HOA Fee:	$75.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	West 69th
Community:	Springbank Hill
Amenities:	Elevator(s), Parking, Secured Parking, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	NA
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom - Primary · 11'4" × 10'3" ·
Main Floor	Living Room · 14'6" × 13'9" ·
Main Floor	Kitchen · 11'9" × 11'7" ·

Main Floor	Dining Room · 12'4" × 9'1" ·
Main Floor	Bedroom · 13'8" × 12'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Entrance
Patio And Porch Features:	Deck
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-1 d100
Listed Date:	Oct 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/127-69-springborough-court-sw-calgary-a2348481/

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