

**5112, 315 SOUTHAMPTON Drive SW**  
**Calgary, Alberta**

**MLS # A2167420**



**\$249,900**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	818 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 484
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to your new home at Southampton Green! This beautiful ground-floor apartment seamlessly combines comfort and style, featuring two spacious bedrooms that are perfect for families, professionals who need plenty of living space or for an investor. As you enter, you'll be greeted by a welcoming atmosphere, highlighted by the cozy corner wood-burning fireplace in the living room. The open and airy layout creates an immediate sense of home, making you feel comfortable and at ease from the moment you walk in. The heart of this home is the newly renovated kitchen, which showcases sleek countertops, kitchen cupboards and newer stainless steel appliances. Whether you love cooking elaborate meals or prefer quick and easy dishes, this kitchen is designed to inspire your culinary adventures. The well-thought-out space offers plenty of room for meal preparation and storage, making cooking a delight. A standout feature of this apartment is the private patio in the main level, complete with secure storage. This outdoor area is perfect for relaxing after a long day, enjoying your morning coffee, or hosting a summer barbecue. It provides a charming and functional space where you can unwind and enjoy the outdoors. Both bedrooms are designed to be comfortable retreats. The primary bedroom features a spacious walk-in closet, providing ample storage for your belongings. Both rooms are filled with natural light, creating a bright and inviting atmosphere. The ample space in these bedrooms allows for versatile furniture arrangements and personal touches, enabling you to create a cozy and personalized environment. Southampton Green also offers a variety of amenities to enhance your lifestyle. The complex includes a club house with a party room, squash court, outdoor basketball and tennis courts, providing endless opportunities for

exercise, recreation, and socializing without leaving the community. Located in the desirable Southwood neighborhood, this apartment offers convenient access to a wide range of amenities. You'll find shopping centers, restaurants, and both public and separate junior high schools in close proximity. The designated high school is also nearby on Elbow Drive. Whether you're commuting to work or exploring the city, you'll appreciate the ease of access to public transit and major roadways; Stoney Trail, Macleod Trail making travel simple and convenient. Don't miss out on the opportunity to make this stunning apartment your new home. With its blend of modern updates, spacious living areas, and a prime location, it's the ideal place to create lasting memories and enjoy a comfortable lifestyle.