

**8205, 315 Southhampton Drive SW
Calgary, Alberta**

MLS # A2175042



\$245,000

Division:	Southwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	810 sq.ft.	Age:	1976 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Asphalt, Assigned, Guest, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle, Flat, Membrane	Condo Fee:	\$ 497
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Portable butcher-block topped kitchen-island cart with drawers, Shoe rack cabinet in living room, Closet organizer.

This exceptional second-floor condo in popular family-friendly Southhampton Green is perfect for first-time buyers or investors. You'll feel right at home as soon as you enter this quiet, well-maintained unit. In addition to a front clothes closet, it has a convenient storage room at the entrance door that's large enough for bicycles and other items. And there's additional storage on the spacious east-facing covered balcony - a great place to relax, barbecue or to gather with friends and family. The balcony is accessed from patio doors off the living room that allow natural light to bathe and brighten the interior while a wood-burning fireplace contributes to the comfortable ambience. The adjoining dining area is roomy enough for a full-size dining table and chairs. It's right next to the galley kitchen which features newer, sleek, white cabinets, laminate counters, backsplash, appliances and a portable kitchen-island cart complete with butcher-block top and drawers for pots & pans and utensils. The generous-sized primary bedroom with walk-in closet is a comfortable retreat at the end of the hall which provides a degree of privacy. There's a second bedroom and a 4-piece main bathroom. Shared laundry is outside the unit door across the hall. This condo has an assigned parking stall with plug-in and there's abundant visitor parking. A separate clubhouse/recreation centre is just steps away and features a party room that's perfect for larger social gatherings, a library, a squash/racquetball court, a well-equipped gym/fitness room, ping-pong table, outdoor basketball and tennis courts, even hopscotch, four square court and a playground. Southhampton Green is close to several transit stops and it's just a short walk to the Anderson C-Train station and a number of area schools. Grocery, shopping, including South Centre

Mall and restaurants are nearby, and commuters can easily access MacLeod Trail, Anderson Road and the Stoney Trail ring road. Check out the 3D virtual tour and book your showing today!