

**3105, 315 Southhampton Drive SW
Calgary, Alberta**

MLS # A2175054



\$229,900

Division:	Southwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	816 sq.ft.	Age:	1976 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	10.27 Acres		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Membrane, Tar/Gravel	Condo Fee:	\$ 497
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Low Flow Plumbing Fixtures, Storage		

Inclusions: None

Why rent when you can own? Seize this fantastic opportunity to own a WELL-PRICED 2-bedroom, 2-bathroom home in the well-managed and family-friendly Southhampton Green Condominium Complex. This property offers a wealth of RECREATIONAL AMENITIES designed for an active lifestyle! This home offers a functional kitchen with updated countertops, cabinets, and cupboards, a good-sized dining area, a STORAGE/PANTRY room, and a spacious living room that leads out to the LARGE COVERED PATIO and an EXTERIOR STORAGE ROOM for your private use. The first bedroom features a 2-piece ENSUITE BATHROOM for added comfort. The second bedroom located near the full bathroom enhances ease. The on-site laundry room is located on the second level for your convenience. The assigned Parking Stall is #173. Southhampton Green condo complex offers an impressive array of amenities for its residents: a Private Clubhouse with a Gym/Fitness Room, a Social/Party Room with a Kitchen, a Ping Pong Table, a Squash Court, a Tennis Court, a Basketball Court, even fun games like Hopscotch and Four Square! There are ample Visitors Parking Stalls for your guests. The location is great – near bus stops, Anderson Train Station, schools, and shopping, including the Southcentre Mall, with easy access to major routes for effortless commuting. Come and see to appreciate!