

**58, 287 Southampton Drive SW  
Calgary, Alberta**

**MLS # A2179752**



**\$365,000**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,167 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Carport, Covered, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Landscaped, Level		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 378
<b>LLD:</b>	-
<b>Zoning:</b>	M-CG
<b>Utilities:</b>	-

**Inclusions:** Curtains

Located in one of Calgary's most sought-after communities, this tastefully upgraded townhouse offers the perfect combination of convenience and comfort. Within walking distance of schools, parks, shopping, and the C-Train, it's also just minutes from Southcentre Mall, Dr. E. P. Scarlett High School, and major routes like Macleod Trail, Anderson Road, and Elbow Drive. Set in a quiet and inviting location, the home faces a peaceful greenspace with a mature tree providing shade and privacy—an ideal spot for family gatherings or a safe area for kids to play and enjoy the outdoors. This home is perfectly suited for any family or a growing family, offering a bright and functional kitchen with plenty of storage, abundant counter space, and a layout designed for easy cooking and gathering in the adjacent dining area. The cozy living room, complete with a classic wood-burning fireplace, provides the perfect place to relax. Sliding patio doors lead to your private outdoor area—ideal for entertaining or unwinding after a long day. Upstairs, three spacious bedrooms all benefit from a sunny south-facing exposure that fills the rooms with natural light throughout the day. The primary bedroom includes a walk-in closet, while a 4-piece bathroom completes the upper level. The fully finished basement offers incredible versatility, featuring a large recreation room, ample storage, a laundry area with a newer hot water tank, and additional space for hobbies or a home office. Renovated in 2016, this home boasts modern upgrades while maintaining timeless appeal. Covered parking is included, so you'll never have to worry about Calgary's unpredictable weather. A Rare Opportunity in Southwood you won't want to miss! Combining an unbeatable location, an affordable price, upgraded living spaces, and the charm of fronting onto greenspace, this

townhouse is ideal for families or anyone looking to settle into a welcoming community. Don't miss out—book your showing today!