

**12, 287 Southampton Drive SW
Calgary, Alberta**

MLS # A2184039



\$385,000

Division:	Southwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,138 sq.ft.	Age:	1975 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Level		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Brick, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: No Smoking Home, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 383

LLD: -

Zoning: M-CG

Utilities: -

Inclusions: N/A

OPEN HOUSE Saturday DEC 21st 1-3 pm. This delightful 3 bedroom, end-unit townhome is located in the tranquil west corner of the Prairie Meadows complex with a southern exposure facing a peaceful, tree-lined courtyard. As you enter the main floor boasts a recently updated kitchen with modern flooring, stylish cabinets, and new stainless steel appliances. You'll also find a separate dining room, a convenient powder room for guests, and a spacious living room complete with a cozy wood-burning fireplace and sliding patio doors leading to a south-facing patio. Upstairs, the home features three generously sized bedrooms and a refreshed 4-piece bathroom. The finished basement adds even more versatility, offering additional living space that can be divided to suit your needs. Parking is readily available with designated spots for residents and guests, as well as plenty of street parking. The family friendly community of Southwood offers you location, excellent access to transit, amenities, schools, and Calgary's ring road. Offering exceptional value, abundant living space, and more bedrooms than many apartment-style homes at this price point, this property is a must-see. With the holidays just around the corner, don't wait—contact us today to arrange your private showing!