

**4107, 315 Southampton Drive SW
Calgary, Alberta**

MLS # A2199085



\$199,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Southwood | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 629 sq.ft. | Age: | 1976 (49 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 397 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | Vinyl Windows | | |

Inclusions: n/a

Freshly Updated 1-Bed, 1-Bath Ground-Level End Unit with Patio Access under \$200,000.00. Located in a prime area in sought after Southwood , this beautifully updated end unit offers modern upgrades and convenience. Step inside to newer carpets and an updated bathroom featuring a new tub surround (Bath Fitter), LVP flooring, and a stylish vanity with a new light fixture. The kitchen has been completely refreshed with new quartz countertops and stainless steel appliances, including an upgraded fridge, stove, and dishwasher. A spacious dining area with a new chandelier . Spacious primary bedroom offers a large closet. Ample storage—including **in-suite storage plus an additional outdoor storage area—**provide plenty of room to live comfortably. One parking stall with a plug in conveniently located close to the unit. The well-established complex offers fantastic amenities, including a clubhouse with a gym, tennis court, and games room. Conveniently located near bus routes and LRT, this is a great opportunity for first-time buyers, downsizers, or investors! Most deserving your private tour.