

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

MLS # A2199085



\$199,900

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.