

**6112, 315 Southampton Drive SW
Calgary, Alberta**

MLS # A2202782



\$260,000

Division:	Southwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	989 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Laminate

Sewer: -

Roof: Tar/Gravel

Condo Fee: \$ 609

Basement: -

LLD: -

Exterior: Wood Frame, Wood Siding

Zoning: M-C1

Foundation: -

Utilities: -

Features: Laminate Counters

Inclusions: window coverings

Welcome to Southampton Green, where convenience meets community! This condo offers the rare opportunity to own a three bedroom, one and a half bathroom unit with an exceptional combination of modern amenities and an unbeatable location. The main bathroom was remodeled in 2022, and the kitchen has a new dishwasher and stove replaced in 2022. This unit comes with two assigned parking stalls close to the spacious patio that contains extra storage and an entrance. Residents enjoy access to tennis courts, a squash court, basketball court, gym, and a clubhouse equipped with a kitchen and library, perfect for gatherings or relaxation. In-building laundry facilities ensure convenience for daily living. The location is truly ideal, with Anderson Station just a 10-minute walk away, making commuting seamless. Southcentre Mall, also a 10-minute walk, provides shopping, dining, and entertainment options, while the beautiful Fish Creek Park is only 15 minutes away for nature enthusiasts. Families will appreciate having excellent schools within a one-block radius, including Ethel M Elementary, Panabaker Junior High, and E.P. Scarlett High School, offering educational options from kindergarten through high school. Condo fees cover all-season landscaping, weekly building cleaning, laundry room maintenance, electricity, and all necessary repairs and enhancements, ensuring a hassle-free lifestyle. The condo corporation has a healthy reserve fund helping to provide a strong piece of mind. Recent updates include the replacement of stairs in 2024, as well as roof replacement and building painting during 2020-2021. The condo board has also stated that they want to update the playground this year. Experience the perfect blend of lifestyle and location at Southampton Green—your new home awaits!