

1113, 315 Southampton Drive SW
Calgary, Alberta**MLS # A2211288****\$239,900**

Division:	Southwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	820 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Outside, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Laminate, Tile
Roof:	-
Basement:	-
Exterior:	Wood Frame, Wood Siding
Foundation:	-
Features:	No Smoking Home, Storage, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 496
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: None

AFFORDABLE HOUSING at it's best. LOCATION, LOCATION, LOCATION! Welcome to your dream home under \$240K, where luxury meets convenience! This stunning ground floor unit with SUNNY SOUTHWEST FACING PATIO offers an exceptional living experience with its spacious layout, renovations, & incredible outdoor space. Prepare to be amazed as you step into a space that has been transformed with thoughtful attention to detail & upgrades that make this home truly extraordinary. Laminate and tile flooring add a touch of elegance to every room. A chef's delight kitchen with totally functional cooking space awaits you. Granite countertops & a trendy backsplash. With TWO sinks, the 5 piece bathroom has been tastefully renovated, featuring a QUARTZ vanity & upgraded fixtures. Admire the tiled fireplace, adding a cozy ambiance to the living area. Neutral color on walls throughout the unit provide a clean & inviting canvas for your personal style. Find convenience in the in-suite storage, complemented by an additional outside storage space on the huge 18 feet by 6 feet patio. One assigned parking stall ensures hassle-free parking. Low condo fees cover heat, water, parking stall, snow removal, lawn mowing, exterior maintenance & provide access to the gym, tennis court & party room. Enjoy the tranquility of the ground floor location, offering easy access to the outdoors & a sense of spaciousness. Ideally situated in central South West close to the Anderson LRT Station/transit, Southcenter/Chinook Malls, Fish Creek Park & Glenmore Reservoir. Public transit bus stops right outside the complex, ensuring easy commuting options. Rest easy knowing that the building is well-managed with a healthy reserve fund. This ensures peace of mind & a worry-free living experience. In addition, this unit will not require cosmetic upgrading for years to come, saving

you time, money & stress of working with trades. Southwood is a highly desirable, established central SW neighborhood known for its proximity to all the amenities. Take a leisurely stroll or bike ride through the picturesque Fish Creek Park, embracing nature's beauty at your doorstep. This exceptional unit offers extreme value, combining beautiful renovations, a fantastic location & an unbeatable price. It is a must-see for anyone seeking a stylish & comfortable home. Own a property that's TURN KEY - MOVE IN READY! Save yourself from the stress of working with trades & the high cost of renovations in this current era of inflation. This unit is an absolute must-see. Contact your realtor today to arrange a viewing & secure your chance to own this remarkable & comfortable property. Don't wait, as this opportunity won't be available for long!