

# \$217,500 - 1113, 315 Southampton Drive Sw, Calgary

MLS® #A2211288

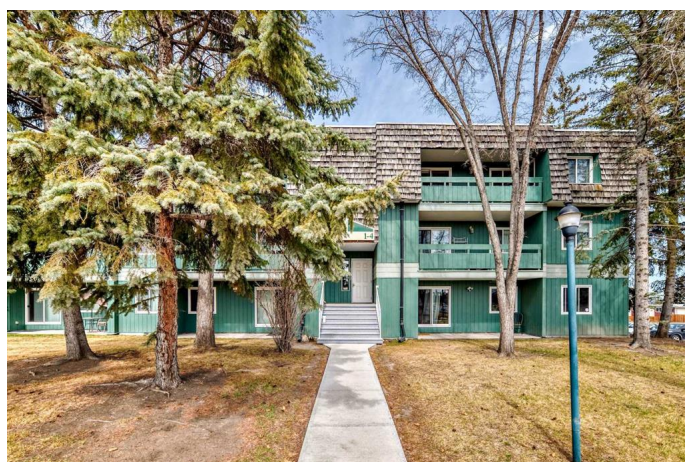
**\$217,500**

2 Bedroom, 1.00 Bathroom, 820 sqft

Residential on 0.00 Acres

Southwood, Calgary, Alberta

Freshly painted AFFORDABLE HOUSING at it's best. LOCATION, LOCATION, LOCATION! Welcome to your dream home under \$220K, where luxury meets convenience! \$1500 credit towards appliances if possession before July 20, 2025. 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!

Built in 1976

### **Essential Information**

MLS® #	A2211288
Price	\$217,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	820
Acres	0.00
Year Built	1976

Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1113, 315 Southampton Drive Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2T6

### Amenities

Amenities	Storage, Clubhouse, Coin Laundry, Playground
Parking Spaces	1
Parking	Stall, Outside, Plug-In

### Interior

Interior Features	No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None
# of Stories	3

### Exterior

Exterior Features	Balcony, Basketball Court, Playground, Storage, Tennis Court(s)
Construction	Wood Frame, Wood Siding

### Additional Information

Date Listed	April 12th, 2025
Days on Market	81
Zoning	M-C1

### Listing Details

Listing Office	URBAN-REALTY.ca
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