\$239,900 - 1113, 315 Southampton Drive Sw, Calgary

MLS® #A2211288

\$239,900

2 Bedroom, 1.00 Bathroom, 820 sqft Residential on 0.00 Acres

Southwood, Calgary, Alberta

AFFORDABLE HOUSING at it's best. 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!

Built in 1976

Essential Information

MLS® # A2211288 Price \$239,900

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 Clubhouse, Coin Laundry, Playground, Storage

Parking Spaces 1

Parking Outside, Stall, 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 3

Zoning M-C1

Listing Details

Listing Office URBAN-REALTY.ca

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services
provided by real estate professionals who are members of CREA. Used under license.