



GRASSROOTS
REALTY GROUP

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7211, 315 Southamptton Drive SW
Calgary, Alberta

MLS # A2234865



\$239,900

Division:	Southwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	835 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 496
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage		

Inclusions: n/a

PRICE REDUCED, IT'S TIME TO MAKE YOUR MOVE! Welcome home to your fully renovated and move-in ready 2-bedroom condo in the heart of desirable Southwood. This unit has been tastefully cared for with renovations that go above and beyond, featuring a modern kitchen with stainless steel appliances, updated bathroom including ceramic tile flooring along with ample linen storage, living room with a beautiful fireplace, luxury vinyl plank flooring throughout the general living space and a massive walk in closet in the master bedroom! Enjoy a versatile and functional layout with spacious living and dining areas, plus a private balcony as well. This well-managed complex offers fantastic amenities including a fitness centre, squash and tennis courts, and party room as well. Low condo fees as well! Conveniently located near schools, parks, shopping (including Southcentre and Chinook Mall), and Anderson/Southland LRT's. Quick access to MacLeod Trail, Elbow Drive, Stoney and Deerfoot makes getting around the city a breeze. This home is a perfect choice for first-time buyers, downsizers, or investors—don't miss out! View TODAY! Some photos may be virtually staged/have furniture removed