



GRASSROOTS
REALTY GROUP

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**6202, 315 Southampton Drive SW
Calgary, Alberta**

MLS # A2255061



\$218,500

Division:	Southwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	812 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 510
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

First time buyer and/or investor alert! Its a perfect place to call home or a great investment opportunity. Welcome to the Southwood community. This 2-bedroom, spacious kitchen, dinning, living and 1-bathroom apartment is an ideal choice for those seeking a blend of comfort, convenience or rental potential. This condo is spacious with large deck including a separate storage unit. The complex offers wonderful amenities such as a Club House that includes an Exercise Room, Squash Court, Library, Games Room and a Party Room. Outside you can enjoy the use of the Tennis and Basketball Court, Playground, Southampton Green is conveniently located within walking distance to 3 different schools, Anderson C Train Station, and easy access to MacLeod Trail. Condo shows well. Please call your favorite realtor to book a private viewings and you won't be disappointed. Good Luck!