



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1101, 315 Southampton Drive SW
Calgary, Alberta

MLS # A2269284



\$189,900

Division:	Southwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	806 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:	\$ 496
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Storage		

Inclusions: n/a

Welcome home to this sunny, south-facing unit that combines space, comfort, and unbeatable value! You'll love the spacious layout throughout, complete with generously sized rooms and a primary bedroom featuring a walk-in closet. Storage is never an issue here — there's ample storage both inside and outside the unit for all your essentials. Step outside onto your oversized south-facing deck, the perfect spot to soak up the sun or unwind while looking onto peaceful green space. This professionally managed, well-maintained complex offers residents a wide array of amenities, including tennis and basketball courts, a fitness facility, party room, racquetball courts, a kids' playground, and plenty of visitor parking. One dedicated parking stall is included with the unit, and low condo fees conveniently cover heat, water, parking, snow removal, exterior maintenance, and access to the community amenities. Nestled in the heart of Southwood, this location offers effortless access to everything you need — from shopping at Southcentre and Chinook Malls to nearby schools, restaurants, and major roadways like Stoney Trail and Deerfoot Trail. Public transit is a breeze, with bus stops right outside and the Anderson LRT Station just minutes away. Nature lovers will appreciate being close to Fish Creek Park and Glenmore Reservoir for weekend adventures. Enjoy peace of mind knowing this complex is well-managed with a healthy reserve fund, ensuring a secure, worry-free investment for years to come. Don't miss your chance to own this bright, spacious, and affordable condo in one of southwest Calgary's most convenient communities — schedule your viewing today!