



GRASSROOTS
REALTY GROUP

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

7202, 315 Southampton Drive SW
Calgary, Alberta

MLS # A2270851



\$235,000

Division:	Southwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	983 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Laminate, Linoleum
Roof:	-
Basement:	-
Exterior:	Wood Frame, Wood Siding
Foundation:	-
Features:	Laminate Counters, Open Floorplan, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 610
LLD:	-
Zoning:	M-C1 d75
Utilities:	-

Inclusions: N/A

Discover the perfect blend of comfort, convenience, and community in this rare 3-bedroom end unit at Southampton Green. Nestled on the secure second level with serene courtyard and tree-lined views, this home is ideal for first-time buyers, growing families, or savvy investors. Step inside to an open-concept floor plan featuring a spacious family room with a cozy wood-burning fireplace. The generously sized bedrooms boast deep closets and large windows, filling each room with natural light and providing flexible space for a growing family, guests, or a home office. Enjoy your mornings on the east-facing, enclosed balcony, a peaceful retreat with beautiful sunrises and courtyard views. A large outdoor storage room just off the balcony adds convenient space for seasonal items or outdoor gear. Two assigned, side-by-side parking stalls come with the unit—no extra charge for the second stall—conveniently located near the Clubhouse in a bright, well-maintained area. Southampton Green offers a fantastic selection of amenities to fit any lifestyle, including a multipurpose court for tennis, pickleball, or basketball, a newly updated playground, party room, ping pong, squash court, and a fully equipped fitness centre. With ample visitor parking and beautifully maintained common areas, residents enjoy an active, social, and convenient lifestyle. Perfectly located with quick access to major routes and close proximity to Southcentre Mall, shopping, transit, and the LRT, this home makes everyday living effortless. This property truly has it all—privacy, comfort, and unbeatable convenience. Don't wait—schedule your showing today! You might just fall in love.