



**GRASSROOTS**  
REALTY GROUP

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**7312, 315 Southamptton Drive SW**  
**Calgary, Alberta**

**MLS # A2273945**



**\$1,505,000**

Division:	Southwood		
Type:	Multi-Family/Apartment		
Style:	-		
Size:	882 sq.ft.	Age:	1976 (49 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

**Inclusions:** Dishwasher, Electric Range, Refrigerator

With TOP floor end units and other strategically chosen locations in the building , all 7 units (7312,5111,3103,3201,3202,6310,9302) get great sunlight! With over 820 square feet of space this 2 bedroom 1 bathroom for unit 7312 this package of units all have ample space for a home office or the family with children. Entering the units you are greeted by the large living and dining area, then into your galley style kitchen with upgraded granite countertops a well as a dishwasher. Moving further into the unit you will see the secondary bedroom perfect for home office or kids room, next is the primary bedroom with a HUGE walk-in closet large enough for the whole wardrobe! The 4 piece bathroom has upgraded granite countertop as well, and then you have a large storage room in unit, a well as additional storage room on the large balcony where you can watch the sunset with enough seating for all your friends and family. Ther are so many options for convenient condo living with this 7 unit portfolio &ndash; you can live in one unit and benefit from the rental income from the other 6, or hold them as an easy to manage investment with no lawn mowing, snow shovelling or utilities bills to manage! The tenants pay electricity and the balance of the utilities are included in the condo fees. This community is packed with amenities with an updated clubhouse complete with library, event space, squash court, ping pong table and a full gym! The common area also boasts a basketball court and tennis court. This unit is ideally located in the sought-after community of Southwood minutes away from transit, shopping, southcenter mall, schools parks and more. Book your showing today with your favorite real estate agent! Seller will consider rent to own as well as seller financing OAC.

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