



GRASSROOTS
REALTY GROUP

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5107, 315 Southamptton Drive SW
Calgary, Alberta

MLS # A2277121



\$234,900

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Southwood | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 805 sq.ft. | Age: | 1976 (50 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Assigned, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---|------------|----------|
| Heating: | Baseboard, Hot Water | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 496 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | M-C1 d75 |
| Foundation: | - | Utilities: | - |
| Features: | Ceiling Fan(s), Open Floorplan, See Remarks | | |

Inclusions: Hood Fan

Welcome to your new happy place. This charming main-floor 2-bedroom, 1.5-bath condo blends comfort, convenience, and just the right amount of sass. Whether you're a first-time buyer ready to break up with your landlord or an investor looking for a smart move — this one delivers. No surprises here: heat and water are included in the condo fees. Inside, enjoy a bright open layout, a cozy wood-burning fireplace, and a stylish kitchen with stainless steel appliances and plenty of counter space. The oversized primary bedroom offers generous closet space, while the second bedroom flexes easily as a home office, guest room, or creative studio. Step out to your private west-facing patio — perfect for morning coffee, sunset drinks, or fresh-air breaks — plus extra outdoor storage for life's essentials. And the amenities? They're stacked. Gym, squash court, ping pong, party room, park, and a multipurpose court for tennis, pickleball, or basketball — all right at home. Set in a convenient southwest Calgary location close to schools, shopping, and everyday essentials, this condo checks all the boxes. Stylish, affordable, and full of personality — don't wait on this one.