



**4105, 315 Southhampton Drive SW  
Calgary, Alberta**

**MLS # A2281612**



**\$210,000**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	628 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 417
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

**Inclusions:** None

Welcome to Unit 4105 of Southhampton Green -- a thoughtfully renovated 1-bedroom, 1-bath MAIN FLOOR condo unit in a quiet location within the complex, updated in 2023 with quartz countertops, subway tile backsplash, new kitchen appliances, under-cabinet lighting, and plumbing fixtures. The unit features a bright and functional layout with vinyl plank flooring throughout for a clean and cohesive look. The tiled fireplace adds a cozy ambiance in the living room. Storage is never an issue with in-suite storage room plus two additional outdoor storage rooms on the 15 ft. x 6 ft. south-facing patio. Enjoy the expansive green space across the patio ideal for relaxing or soaking up the sun. Condo fees cover heat, water, trash, common area maintenance, professional management, and reserve fund contributions. The complex offers excellent amenities including playground, party room, basketball court, tennis court, table tennis, fitness room, and visitor parking. This unit comes with one assigned, plug-in, parking stall. Centrally located with easy access to major routes and everyday essentials -- minutes to Anderson LRT, South Centre/Chinook Mall, numerous schools and parks. This property offers convenience, comfort and enjoyment.