



**5212, 315 Southampton Drive SW  
Calgary, Alberta**

**MLS # A2283285**

**\$219,000**



<b>Division:</b>	Southwood	
<b>Type:</b>	Residential/Low Rise (2-4 stories)	
<b>Style:</b>	Apartment-Single Level Unit	
<b>Size:</b>	818 sq.ft.	<b>Age:</b> 1976 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 1
<b>Garage:</b>	Stall	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	-	

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 504
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	complex door entry fob		

Welcome to this charming condo, offering an excellent opportunity for a first-time buyer looking to add their own style and upgrades over time, or savvy investor. We are offering a spacious two-bedroom layout, ample square footage, and a convenient four-piece bath. This home provides a solid foundation to make it truly your own! The inviting living room features a cozy wood-burning fireplace, creating a warm focal point for those cozy evenings. Vinyl plank flooring runs throughout, and the functional kitchen offers ample cabinet and counter space along with a newer dishwasher. Situated in a solid, well-established building with lower condo fees, this property delivers exceptional value. Residents enjoy fantastic amenities, including tennis courts, a fitness centre, a racquetball court, and a social area with a full kitchen, perfect for entertaining larger gatherings. Ideally located at Elbow Drive and Anderson Road, you're just minutes from South Centre Mall, Stoney Trail, schools, and public transit including the LRT. A wonderful opportunity to get into the market and customize a home to your taste in a convenient, amenity-rich location.