



**60, 287 Southampton Drive SW  
Calgary, Alberta**

**MLS # A2295929**



**\$368,000**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,162 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	No Back Lane, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 393
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This well-maintained 3-bedroom townhome offers space, sunlight, and exceptional value in the established community of Southwood. Ideally positioned in the Prairie Meadows complex with a southern exposure overlooking a peaceful, tree-lined green space, this home is filled with natural light throughout the day. The main floor features a recently updated kitchen with modern flooring and new stainless steel appliances, a separate dining area, convenient powder room, and a spacious living room anchored by a cozy wood-burning fireplace. Sliding patio doors lead to a sunny south-facing patio with open green space views &mdash; a great extension of your living area. Upstairs, you’ll find three generously sized bedrooms and a full 4-piece bathroom, making it ideal for families, roommates, or those needing dedicated home office space. The finished basement adds valuable flexibility, whether you envision a rec room, gym, play area, or additional workspace. Parking is easy with designated resident and guest stalls, plus ample street parking for visitors. Located in the family-friendly community of Southwood, you’ll appreciate excellent access to transit, schools, amenities, and Calgary’s ring road &mdash; making commuting simple in any direction. Offering more bedrooms and living space than many apartment-style properties at this price point, this home represents outstanding value in today’s market.