



**4107, 315 Southhampton Drive SW
Calgary, Alberta**

MLS # A2299056



\$195,000

Division:	Southwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	627 sq.ft.	Age:	1976 (50 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 403
Basement:	-	LLD:	-
Exterior:	Wood Siding	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: None

RARE OPPORTUNITY TO OWN AN UPDATED 1 BED IN A HIDDEN GEM LOCATION! Amenities include a gym, tennis and pickle ball courts, event room with full kitchen, shared library, indoor squash court, ping pong room, change rooms, playground and park areas, all for private residential use! Unique unit amenities include a huge storage room inside the unit that can easily fit a freezer and loads of storage, plus an exterior locked off storage room that is huge! Ideal for storing your winter tires or patio furniture. This main floor unit faces trees and a park and is quietly situated in the heart of the complex. Renovated with newer carpets and paint. Kitchen boasts higher end stainless stove and dishwasher, a French fridge and granite counters. The dining room is spacious. Huge living room with cozy corner wood fireplace (complex has decommissioned them but candles or electric inserts are permitted). Massive patio door lets in so much light. Cushy carpet was recently replaced. Master bedroom with double closet can easily fit a king sized bed. Bathroom has been updated with a modern vanity and tile details. Main floor means you can walk out of your patio right onto grass or even enter/exit the unit this way instead of through the building! Cats permitted, no dogs in the complex. Secure intercom access. Shared laundry on the second floor. One surface parking stall with plug in is included. Additional parking can be rented at \$60.month from the management. DON'T MISS OUT ON THIS GEM OF A UNIT LOADED WITH AMENITIES! Condo fee includes all amenities (gym, courts, part rooms) heat, water, and snow removal. Vacant possession available July 2, 2026. No short term rentals permitted.