



2, 287 Southampton Drive SW
Calgary, Alberta

MLS # A2300386



\$365,000

Division:	Southwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,154 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Covered, Guest, Off Street, Parking Lot, Paved, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, Front Yard, Garden, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	\$ 391
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Affordable, sun-soaked, and full of character, this end-unit townhouse in the sought-after Prairie Meadows is a rare find. Priced to make the move from renting to owning finally feel within reach, this home checks every box without compromise. A private, gated yard sets it apart from every other unit in the complex, offering outdoor space that feels truly your own. The wood deck is made for summer evenings with friends, morning coffee, or simply soaking up the south-facing sun that pours through the windows and brightens every corner of the main floor throughout the day. Inside, the custom built-in bench in the dining nook is as functional as it is charming, the perfect spot to gather. The kitchen is practical and well-appointed with updated white shaker style cabinetry, generous counter space, and a new fridge (2023) and stove (2026). The living room is warm and anchored by a classic corner wood-burning fireplace, making cold Calgary winters something to look forward to. The half bath on the main floor completes this floor. Thoughtfully converted to a two-bedroom layout upstairs, both bedrooms are generously sized. The primary suite features a large walk-in closet. While the second bedroom offers flexible space - use it as a guest room, home office, or both. The full 5pc bathroom on this level delivers double sinks and excellent storage. The finished basement adds even more living space with a large recreation room and abundant storage throughout, a rare bonus at this price point. In-suite front-load laundry completes the lower level. Major mechanicals are already taken care of: furnace (2013), hot water tank (2019). This pet-friendly complex welcomes your four-legged family members, too. Move-in ready and waiting. Stop renting and start owning.