



**7308, 315 Southhampton Drive SW  
Calgary, Alberta**

**MLS # A2121725**



**\$255,000**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	813 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 484
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Looking for a Beautiful Kitchen, you will find amazing quality here! The owners of this unit upgraded to maple cabinetry, Pull out drawers, and cabinetry on both walls of the kitchen even the dishwasher is panel ready and blends in with the rest of the cabinets. This exceptional property boasts unmatched amenities tailored to meet every need: from a full tennis court, squash/racquetball court, and basketball court to a state-of-the-art gymnasium, table tennis, and a party room for gatherings. Kids will love the beautiful play park, ensuring fun-filled days for the little ones. Inside this, 2 bed one bath home you'll find a beautifully updated galley kitchen equipped with newer maple cabinetry on both sides some with inset glass doors, generous counter space, custom pull-out shelving in the pantry & beside the stove, lower pot drawers, large single basin sink, and a stylish backsplash. No detail was missed in maximizing the space and design in the kitchen, the faucet was stylishly placed in the corner and even the electrical panel was covered with a matching maple cover. The dining room comfortably accommodates a larger table set, perfect for family meals or dinner parties. The generous living room is a great place to relax & there are glass patio doors leading to a spacious west-facing deck, ideal for relaxing evenings or entertaining guests. Both bedrooms are well-appointed, with the Primary Bedroom featuring a super large walk-in closet for all your storage needs. The adjacent bathroom showcases an updated vanity and has a full linen closet. Additional storage is available with a large in-suite closet and an extra one on the balcony. West facing Patio to enjoy the sunshine! There is 1 Assigned Parking stall with electric plug and several visitor spaces for guests. Southwood is home to both Public & Catholic primary & junior high schools & designated High Schools are nearby on

Elbow Drive. There is public transportation on Elbow Drive & quick access to the Anderson LRT, South Centre Shopping Mall & Rockyview Hospital. Fish Creek park is only a short bike ride away & there is a walking bridge over Anderson Road to Woodbine. Act now and call your agent today to schedule a viewing!