



**1316, 315 Southhampton Drive SW  
Calgary, Alberta**

**MLS # A2142419**



**\$265,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Southwood                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                   |
| <b>Size:</b>     | 987 sq.ft.                         | <b>Age:</b>   | 1976 (48 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Assigned, Outside, 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> | \$ 594   |
| <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>   | Granite Counters, No Animal Home, Storage |                   |          |

**Inclusions:** N/A

Discover this bright and spacious top floor 2-bedrooms and 2-bathrooms corner unit featuring a unique open concept layout with extra living space, originally a 3-bedroom unit thoughtfully opened up for enhanced functionality. This unit includes 2 assigned parking stalls. Inside, you'll find recently renovated bathrooms, granite counter top in the kitchen and new carpet throughout. Enjoy the convenience of a large patio with additional storage, perfect for outdoor relaxation and organization. The space is versatile, offering options for a den, home office, spacious living room or could be returned to a 3 bedroom suite. Residents also benefit from excellent amenities including a fitness center, basketball and tennis courts, squash court, playground, and common areas. Low condo fees and a well maintained complex makes this an ideal opportunity for comfortable living in a prime location. This inviting unit offers a perfect blend of charm and practicality in a sought-after location. Don't miss out on the opportunity to own this versatile and appealing living space. The unit is vacant for easy showing. The pictures were taking before the new carpet install.