



**6208, 315 Southhampton Drive SW  
Calgary, Alberta**

**MLS # A2147863**



**\$254,900**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	803 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>	10.27 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 484
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** All furniture

Introducing an exceptional property in the coveted Southwood neighbourhood, perfect for investors or first time buyers. This second-floor apartment boasts a south-facing orientation, bathing the space in natural light and offering a spacious balcony for outdoor enjoyment. The updated kitchen features modern finishes and functionality, complemented by a dining area perfect for entertaining guests. The living area is a cozy retreat with a wood-burning fireplace, ideal for relaxing. The primary bedroom includes a walk-in closet with built-in shelving, while a full bathroom and a versatile second bedroom, perfect for guests or a home office, complete the living space. All furniture is included with the sale, making this truly turn-key for a buyer. Convenience is key with shared laundry facilities just steps away on the same floor. The complex itself is brimming with amenities, such as a tennis court, indoor gym, library, basketball court, and playground. Residents will also appreciate the prime location, with the LRT and South Centre Mall within walking distance, and proximity to schools, parks, and ample shopping options. Don't miss this opportunity to own an incredible property in Southwood, combining comfort, convenience, and a vibrant community!