



**8106, 315 Southhampton Drive SW
Calgary, Alberta**

MLS # A2179368



\$245,000

Division:	Southwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	821 sq.ft.	Age:	1976 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 484
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: NA

Welcome to this great, west exposure condo in desirable Southhampton Green. Conveniently located close to LRT, Southcentre Mall and other amenities this cute apartment has it all. Backing onto the quiet back of the complex with bright, west facing windows and oversized patio makes for a sunny peaceful outdoor space. Inside you'll find the space has been refreshed and is move in ready. Newer carpets, freshly painted throughout, new flooring in entry and kitchen, a refreshed main bath with new tiles, mirror and lighting. There are 2 roomy bedrooms and the primary has it's own ensuite bath. There are also 2 spacious storage rooms, one located inside the unit and an additional one off the patio. The complex clubhouse has a library/social area, a party space, full gym, racquet ball court and ping pong table along with outdoor basketball and racquet sports courts, a centrally located playground for the littles rounds out the great little community. A parking stall is included near the building entrance. Cats allowed with board approval. Move in anytime, possession is flexible. Great value, right here!