



7112, 315 Southhampton Drive SW
Calgary, Alberta

MLS # A2193666



\$239,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Southwood | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 820 sq.ft. | Age: | 1976 (49 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Assigned, Plug-In, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard, Boiler, Hot Water | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 510 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | Built-in Features, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: N/A

| WEST FACING PATIO | UNDER \$250,000 | 2 BEDROOMS + 1 BATHROOM | AMENITIES | NEW CARPET & PAINT | Discover modern living in this beautifully renovated 2-bedroom condo, offering exceptional value and a prime location for both convenience and lifestyle. Recently updated, the home features stunning countertops, matching maple cabinetry, new refrigerator, self clean glass top stove, and full size kitchen. A perfect galley style kitchen to meet all your needs. Some recent upgrades includes new large bathtub & tiling, and new white privacy roller blind. Designed with comfort and elegance in mind, the spacious west-facing balcony stretches the length of the living room, providing a peaceful retreat and plenty of natural light. The primary bedroom includes a generous walk-in closet, while the expansive bathroom offers a large vanity and additional linen closet for maximum convenience. Other highlights include dual storage options, both inside and outside the unit, a large family room ideal for movie nights or entertaining guests, and a sizable dining room perfect for hosting. Practical amenities include an on-site laundry room, and the complex offers plentiful visitor parking as well as a variety of recreational facilities: a fully-equipped fitness center, squash and tennis courts, newly installed basketball courts, a children's playground, and a social/party room. With low condo fees and a location near transit and a variety of amenities, this condo presents an unbeatable combination of luxury and practicality. There is access to fantastic amenities, including Clubhouse, Fitness Center, Playground, Racquet Courts. This complex is close to the c-train, downtown, Southcentre mall and has amazing access to Deerfoot trail, Mcleod trail and Stoney trail. Don't miss your chance to experience Southwood living at its finest. Schedule a showing today and start

living the condo dream!