



**8108, 315 Southhampton Drive SW  
Calgary, Alberta**

**MLS # A2193799**



**\$245,000**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	988 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	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	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** NA

Rare! 3 BEDROOM apartment with 2 PARKING stalls located in amenity rich Southhampton Green. Kiss your landlord good bye! Conveniently close to LRT, schools and Southcenter Mall, this is a terrific and affordable option. Boasting almost 1000 sq ft of living space, plus exterior storage and patio, this spacious home is freshly painted throughout. Inside you'll find a large living and dining room, additional storage room, a kitchen with room for an additional table or storage, 3 generous bedrooms with great closet space and a full bath. Relax on the large patio and enjoy the convenience of an additional private storage room of the patio. Your 2 parking stalls are just steps away. The complex is very family friendly and includes green space, a playground and a club house with gym, racquet court, ping pong, areas to relax as well as a party room. Multiple basketball and other sports courts outside will keep your whole family active and its all included! Cats are allowed with board approval, sorry no dogs.