



GRASSROOTS
REALTY GROUP

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**1207, 315 Southamptton Drive SW
Calgary, Alberta**

MLS # A2199614



\$189,900

Division:	Southwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	621 sq.ft.	Age:	1976 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Few Trees, Landscaped, Level		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 397
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Open Floorplan, Storage		

Inclusions: none

Charming 2nd Floor 1 Bed & 1 Bath Condo with COURTYARD VIEWS & ABUNDANT AMENITIES! Welcome to Unit 1207 at Southamptton Green - This bright & inviting unit faces the courtyard and offers ample storage, making it the ideal combination of comfort and convenience. Step inside the Foyer with an organized closet, ensuring a clutter-free entryway. The updated Kitchen boasts ample counter and cupboard space, SS appliances including a NEW stove, and a tiled backsplash for easy clean-up. A bright Dining area leads seamlessly into the cozy Living Room, where plush carpet flooring and a corner wood-burning fireplace with a mantle create a warm and inviting atmosphere. Large sliding patio doors open to a spacious private Balcony, offering a peaceful outdoor retreat with an adjacent Storage Room for added convenience. The big Bedroom features a bright window for natural light, and a generous closet to keep everything organized. The renovated 4-piece Bathroom includes a soaker tub/shower combo and a vanity with extra storage. Plus, an additional Storage Room with built-in drawers and cabinet ensures you have plenty of space for all your belongings. Outside, residents enjoy exceptional amenities including a Playground, Tennis and Racquet courts, a fully equipped Fitness Centre, and a large Entertainment / Party Room with a full kitchen — perfect for gatherings and events. The complex is conveniently located near local shopping and amenities, nearby to the C-Train, Southcentre Mall, Downtown, and major roadways such as Deerfoot Trail, Macleod Trail, and Stoney Trail, making commuting a breeze. This unit includes an assigned outdoor parking stall with a PLUG-IN and access to visitor parking for guests. Your monthly condo fees include: Common Area Maintenance, Heat, Insurance, Parking, Professional Management,

Reserve Fund Contributions, Sewer, Snow Removal, AND Water. Don't miss this fantastic opportunity to own a home that checks all the boxes, including a prime location - schedule your private viewing today!