



GRASSROOTS
REALTY GROUP

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5107, 315 Southamption Drive SW
Calgary, Alberta

MLS # A2208013



\$255,900

Division:	Southwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	805 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 496
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, See Remarks		

Inclusions: Hood Fan

This main-floor 2-bedroom, 1.5-bathroom condo is the perfect mix of comfort, convenience, and a little extra flair. Whether you're a first-time buyer or a savvy investor, this one is a must-see. Condo fees cover heat and water, so you can check those bills off your list. Inside, the open-concept layout features a spacious living room with a wood-burning fireplace—because nothing beats a cozy night in. The updated kitchen comes with stainless steel appliances, loads of counter space, and a neutral color palette that works with any style. The primary bedroom is oversized, with a huge closet for all your storage needs. The second bedroom? Plenty of space to use as a home office, guest room, or whatever suits your lifestyle. Now for the real highlight—patio doors lead to your private west-facing patio. Morning coffee, evening drinks, or just soaking up the fresh air, this space has you covered. Plus, there's extra outdoor storage for your bike and seasonal gear. And let's talk amenities—this complex has it all. A multipurpose court for tennis, pickleball, and basketball, a park, a party room, a ping pong table, a squash court, and a gym. Located in southwest Calgary, you're just steps from schools, shopping, and everyday essentials. This one checks all the boxes—don't miss out. Call today to book your showing!