

# \$225,000 - 1113, 315 Southampton Drive Sw, Calgary

MLS® #A2211288

**\$225,000**

2 Bedroom, 1.00 Bathroom, 820 sqft

Residential on 0.00 Acres

Southwood, Calgary, Alberta

AFFORDABLE HOUSING at it's best. LOCATION, LOCATION, LOCATION! Welcome to your dream home under \$225K, where luxury meets convenience! This stunning ground floor unit with SUNNY SOUTHWEST FACING PATIO offers an exceptional living experience with its spacious layout, renovations, & incredible outdoor space. Prepare to be amazed as you step into a space that has been transformed with thoughtful attention to detail & upgrades that make this home truly extraordinary. Laminate and tile flooring add a touch of elegance to every room. A chef's delight kitchen with totally functional cooking space awaits you. Granite countertops & a trendy backsplash. With TWO sinks, the 5 piece bathroom has been tastefully renovated, featuring a QUARTZ vanity & upgraded fixtures. Admire the tiled fireplace, adding a cozy ambiance to the living area. Neutral color on walls throughout the unit provide a clean & inviting canvas for your personal style. Find convenience in the in-suite storage, complemented by an additional outside storage space on the huge 18 feet by 6 feet patio. One assigned parking stall ensures hassle-free parking. Low condo fees cover heat, water, parking stall, snow removal, lawn mowing, exterior maintenance & provide access to the gym, tennis court & party room. Enjoy the tranquility of the ground floor location, offering easy access to the outdoors & a sense of spaciousness. Ideally situated in central South West close to the Anderson LRT



Station/transit, Southcenter/Chinook Malls, Fish Creek Park & Glenmore Reservoir. Public transit bus stops right outside the complex, ensuring easy commuting options. Rest easy knowing that the building is well-managed with a healthy reserve fund. This ensures peace of mind & a worry-free living experience. In addition, this unit will not require cosmetic upgrading for years to come, saving you time, money & stress of working with trades. Southwood is a highly desirable, established central SW neighborhood known for its proximity to all the amenities. Take a leisurely stroll or bike ride through the picturesque Fish Creek Park, embracing nature's beauty at your doorstep. This exceptional unit offers extreme value, combining beautiful renovations, a fantastic location & an unbeatable price. It is a must-see for anyone seeking a stylish & comfortable home. Own a property that's TURN KEY - MOVE IN READY! Save yourself from the stress of working with trades & the high cost of renovations in this current era of inflation. This unit is an absolute must-see. Contact your realtor today to arrange a viewing & secure your chance to own this remarkable & comfortable property. Don't wait, as this opportunity won't be available for long!

Built in 1976

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2211288    |
| Price          | \$225,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 820         |
| Acres          | 0.00        |
| Year Built     | 1976        |
| Type           | Residential |

|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 1113, 315 Southampton Drive Sw |
| Subdivision | Southwood                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2W 2T6                        |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Clubhouse, Playground, Storage, Coin Laundry |
| Parking Spaces | 1                                            |
| Parking        | Outside, Plug-In, Stall                      |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | No Smoking Home, Storage, Walk-In Closet(s)                |
| Appliances        | Dishwasher, Refrigerator, Window Coverings, Electric Stove |
| Heating           | Baseboard, Natural Gas                                     |
| Cooling           | None                                                       |
| Fireplace         | Yes                                                        |
| # of Fireplaces   | 1                                                          |
| Fireplaces        | None                                                       |
| # of Stories      | 3                                                          |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Balcony, Playground, Basketball Court, Storage, Tennis Court(s) |
| Construction      | Wood Frame, Wood Siding                                         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 64               |
| Zoning         | M-C1             |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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