

**6301, 315 Southhampton Drive SW  
Calgary, Alberta**

**MLS # A2287339**



**\$229,500**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	836 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	2	<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>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 518
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** None

**2 BEDROOMS | 1 BATHROOM | 835 SQFT | TOP FLOOR | FULLY RENOVATED | LARGE PATIO | ASSIGNED PARKING | IMMEDIATE POSSESSION** | Welcome to this beautifully renovated top-floor condo in the established community of Southwood, offering incredible value and a turnkey, move-in-ready opportunity. With a bright and functional layout, this vacant unit is perfect for first-time buyers, investors, or anyone looking for affordable living in a prime location. Step inside to discover a thoughtfully updated interior featuring wide plank laminate flooring, upgraded tile, and fresh neutral paint throughout. The spacious living room is warm and inviting, complete with a tiled fireplace feature wall that adds character and charm. The open dining area with feature pendant flows seamlessly into the stunning kitchen, showcasing ceiling height cabinetry, quartz countertops, a classic subway tile backsplash, stainless steel appliances, and under-cabinet lighting, perfect for both everyday living and entertaining. The primary bedroom includes a walk-in closet with shelving for optimal organization, while the second bedroom provides flexibility for guests, a home office, or additional living space. The fully renovated bathroom features a quartz vanity with dual sinks and upgraded fixtures, creating a modern and functional space. Step outside to your oversized 17' x 6' private patio, complete with an additional outdoor storage area making it an ideal place for enjoying fresh air or relaxing in your own outdoor retreat. You'll also appreciate the convenience of the outside storage unit in addition to the storage inside the unit. Enjoy the convenience of an assigned parking stall just steps from your door. The complex offers excellent amenities including a fitness centre, party room, visitor parking, tennis and basketball courts, and a playground. As well,

the building is well managed with a healthy reserve fund. Located just minutes from Anderson LRT Station, Southcentre Mall, Fish Creek Park, Glenmore Reservoir, and with public transit right outside the complex, this is truly a location that offers both convenience and lifestyle. This is your chance to own a fully renovated, stylish home at an unbeatable price. Why rent when you can own? Book your showing today! Photos have been virtually staged.