

**6310, 315 Southhampton Drive SW  
Calgary, Alberta**

**MLS # A2299407**



**\$229,900**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	825 sq.ft.	<b>Age:</b>	1996 (30 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>	Boiler, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 518
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Recreation Facilities, Storage, Walk-In Closet(s)		

**Inclusions:** None

Don't miss out on this rare opportunity to own a top floor 2-bedroom, 1-bath condo at Elbow Drive and Anderson Road. Just minutes away from South Centre Mall, Stoney Trail, schools, and LRT, this spacious unit with a cozy wood-burning fireplace is waiting for your personal touch. Enjoy ample square footage, a functional kitchen with a newer dishwasher, and a convenient four-piece bath. With lower condo fees, residents also have access to amenities like tennis courts, a fitness centre, and a social area with a full kitchen. Ideal for investors or first-time buyers looking to customize their new home, this property offers exceptional value in a well-established building.