

**9208, 315 Southampton Drive SW  
Calgary, Alberta**

**MLS # A2300178**



**\$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>	791 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Guest, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 504
<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>	No Smoking Home, Recreation Facilities, Storage, Walk-In Closet(s)		

**Inclusions:** n/a

Experience the perfect blend of comfort and convenience! This 2 bedroom, 1 bathroom, corner condo features larger rooms than typically found at this price point, and maximizes every square foot. The light-filled, open-concept living area is anchored by a central fireplace and extends to an oversized balcony that's ideal for morning coffee or container gardening. Additional perks include a secure private storage room and excellent complex amenities, including a social room, games room, indoor racket court, fully equipped gym and outdoor basketball/tennis courts. Being perfectly positioned only minutes from shopping, restaurants, parks, playgrounds, schools and major transit routes, you have found the one! Make it yours before someone else does!