

1312, 315 Southamptton Drive SW
Calgary, Alberta

MLS # A2314004



\$155,000

Division:	Southwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	632 sq.ft.	Age:	1976 (50 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 403
Basement:	-	LLD:	-
Exterior:	Wood Siding	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: RANGE ; FRIDGE

LOCATION, LOCATION, LOCATION! Welcome to Southamptton Green, a well-established and highly sought-after community in Southwood. This bright, south-facing top-floor 1-bedroom, 1-bathroom condo offers exceptional value for first-time buyers, downsizers, and savvy investors alike. Step inside to discover a spacious and functional layout featuring a sun-filled living room with a cozy wood-burning fireplace, a dedicated dining area, and a well-appointed kitchen with generous cabinet and counter space. Large south-facing windows flood the home with natural light, creating a warm and inviting atmosphere throughout the day. This unit also comes with an assigned parking stall. Enjoy the convenience of city living with Bus Route 3 stopping right outside the complex, providing direct access to downtown and surrounding areas. Dr. E.P. Scarlett High School and nearby recreational facilities are just a short 5-minute walk away, while Anderson C-Train Station is approximately 13 minutes on foot, making daily commuting effortless. Shopping, dining, and everyday essentials are all within easy reach, including Southcentre Mall, grocery stores, schools, parks, and major routes such as Macleod Trail and Stoney Trail. Residents of Southamptton Green enjoy an impressive selection of amenities, including a fitness centre, tennis courts, basketball court, racquetball court, and a community gathering space—offering an active and connected lifestyle right at your doorstep. For investors, this property presents a compelling opportunity in a highly desirable transit-oriented location, with a potential rental income of approximately \$1,500 per month. The professionally managed condominium corporation also benefits from a healthy reserve fund, providing peace of mind and long-term confidence in ownership. Whether you’re looking for

your first home, a low-maintenance lifestyle, or a smart investment, this affordable southwest Calgary gem checks all the boxes. Don't miss your chance, build your Real Estate portfolio today!