

4301, 315 Southampton Drive SW
Calgary, Alberta

MLS # A2327791

\$210,000



Division:	Southwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	818 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 504
Basement:	-	LLD:	16-23-1-W5
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	Heating Paid For, Water Paid For
Features:	No Smoking Home, Storage		

Inclusions:	N/A
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Beautifully Renovated Top-Floor Condo with Large Patio & Southamptton Green. This bright, south-facing top-floor 2-bedroom, 1-bathroom condo offers exceptional value in the well-established Southwood community. Featuring a spacious layout with a sun-filled living room, dedicated dining area, and well-appointed kitchen, the home is filled with natural light and opens to a large patio. Includes one assigned parking stall and plenty of visitor parking as well as street parking. Well-maintained and professionally managed by a responsive management company providing long term peace of mind. Laundry is conveniently located on the second floor. Southamptton Green is one of the few communities with premium amenities: clubhouse with party room and library, full gym, tennis and basketball courts, squash court, playground, and abundant green space. Bus Route 3 right outside Anderson C-Train Station ~13 min walk Short walk to Dr. E.P. Scarlett High School and recreational facilities Minutes to Southcentre Mall, Fish Creek Park, grocery stores, and major routes (Stoney Trail ring road, Macleod Trail) Ideal for first-time buyers, downsizers, or investors (strong rental potential ~\$1,500/month). Meticulously maintained with a healthy reserve fund. Don't miss this affordable southwest Calgary opportunity!