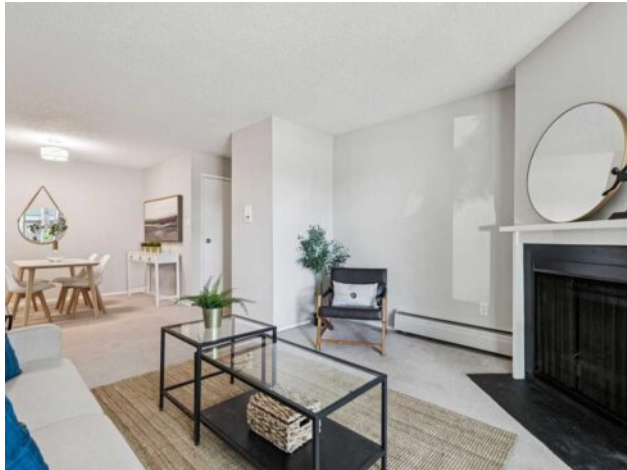


5109, 315 Southampton Drive SW
Calgary, Alberta

MLS # A2329861



\$199,000

Division:	Southwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	823 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 518
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions:	NA
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Welcome to Southampton Green in the heart of Southwood! This spacious two-bedroom, one-bathroom condo offers a functional layout, exceptional storage, and an unbeatable location. The bright, oversized living room is centred around a charming wood-burning fireplace, creating a warm and inviting place to relax. A separate dining area easily accommodates a full-sized table, providing plenty of room for everyday meals, holiday gatherings, or game nights. Step outside to your private balcony, complete with an additional storage room for seasonal items and outdoor gear. The spacious primary bedroom features a huge walk-in closet, while the second bedroom is perfect for guests, a home office, or a hobby room. Abundant storage throughout the home adds to its everyday functionality. Southampton Green is a well-managed complex offering an impressive array of amenities, including a fitness centre, outdoor racket courts, a squash court, a playground, a party room, a community gathering space, and more. An assigned outdoor parking stall adds even more convenience. Commuting is effortless with Bus Route 3 stopping right outside the complex, providing direct access to downtown, while Anderson C-Train Station is just a short walk away. Shopping, restaurants, parks, schools, and everyday amenities are all within easy reach. Whether you're a first-time buyer, downsizer, or investor, this is a fantastic opportunity to own a spacious, well-located home offering exceptional value.