

# \$215,000 - 1113, 315 Southhampton Drive Sw, Calgary

MLS® #A2211288

## \$215,000

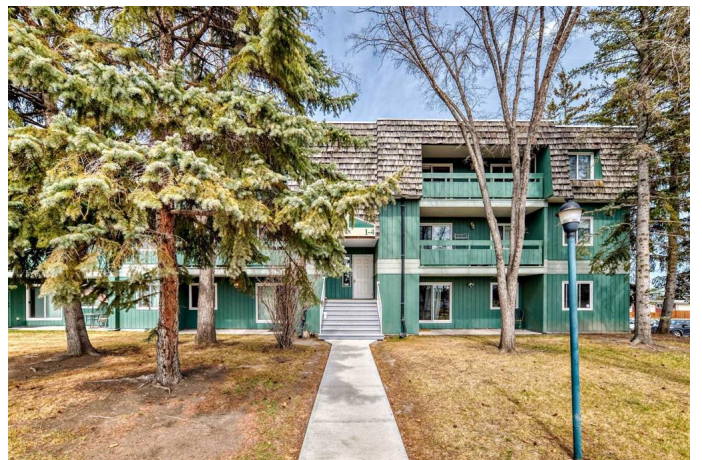
2 Bedroom, 1.00 Bathroom, 820 sqft

Residential on 0.00 Acres

Southwood, Calgary, Alberta

\$1500 credit towards appliances if possession before July 20, 2025. Freshly painted AFFORDABLE HOUSING at it's best. LOCATION, LOCATION, LOCATION!

Welcome to your dream home under \$215K, where luxury meets convenience! This stunning ground floor unit with SUNNY SOUTHWEST FACING PATIO offers an exceptional living experience with its spacious layout, renovations, & incredible outdoor space. Prepare to be amazed as you step into a space that has been transformed with thoughtful attention to detail & upgrades that make this home truly extraordinary. Laminate and tile flooring add a touch of elegance to every room. A chef's delight kitchen with totally functional cooking space awaits you. Granite countertops & a trendy backsplash. With TWO sinks, the 5 piece bathroom has been tastefully renovated, featuring a QUARTZ vanity & upgraded fixtures. Admire the tiled fireplace, adding a cozy ambiance to the living area. Neutral color on walls throughout the unit provide a clean & inviting canvas for your personal style. Find convenience in the in-suite storage, complemented by an additional outside storage space on the huge 18 feet by 6 feet patio. One assigned parking stall ensures hassle-free parking. Low condo fees cover heat, water, parking stall, snow removal, lawn mowing, exterior maintenance & provide access to the gym, tennis court & party room. Enjoy the tranquility of the ground floor location, offering easy access to the outdoors



& a sense of spaciousness. Ideally situated in central South West close to the Anderson LRT Station/transit, Southcenter/Chinook Malls, Fish Creek Park & Glenmore Reservoir. Public transit bus stops right outside the complex, ensuring easy commuting options. Rest easy knowing that the building is well-managed with a healthy reserve fund. This ensures peace of mind & a worry-free living experience. In addition, this unit will not require cosmetic upgrading for years to come, saving you time, money & stress of working with trades. Southwood is a highly desirable, established central SW neighborhood known for its proximity to all the amenities. Take a leisurely stroll or bike ride through the picturesque Fish Creek Park, embracing nature's beauty at your doorstep. This exceptional unit offers extreme value, combining beautiful renovations, a fantastic location & an unbeatable price. It is a must-see for anyone seeking a stylish & comfortable home. Own a property that's TURN KEY - MOVE IN READY! Save yourself from the stress of working with trades & the high cost of renovations in this current era of inflation. This unit is an absolute must-see. Contact your realtor today to arrange a viewing & secure your chance to own this remarkable & comfortable property. Don't wait, as this opportunity won't be available for long!

Built in 1976

### **Essential Information**

MLS® #	A2211288
Price	\$215,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	820
Acres	0.00
Year Built	1976

Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1113, 315 Southampton Drive Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2T6

### Amenities

Amenities	Clubhouse, Storage, Coin Laundry, Playground
Parking Spaces	1
Parking	Outside, Plug-In, Stall

### Interior

Interior Features	No Smoking Home, Walk-In Closet(s), Storage
Appliances	Dishwasher, Refrigerator, Window Coverings, Electric Stove
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None
# of Stories	3

### Exterior

Exterior Features	Balcony, Basketball Court, Playground, Storage, Tennis Court(s)
Construction	Wood Frame, Wood Siding

### Additional Information

Date Listed	April 12th, 2025
Days on Market	82
Zoning	M-C1

### Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.