



THE
A-TEAM

**RE/MAX
FIRST**

315 SOUTHAMPTON Drive #7308, Calgary T2W 2T6

MLS® #: **A2121725**

Area: **Southwood**

Listing Date: **04/10/24**

List Price: **\$255,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 10-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1976**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **813**
Low Sqft:
Ttl Sqft: **813**

DOM

40

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**
Sewer: **Balcony,Courtyard,Tennis Court(s)**

Ext Feat: **Balcony,Courtyard,Tennis Court(s)**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Window Coverings**
Int Feat: **Open Floorplan,Waik-In Closet(s)**
Utilities:

Construction: **Wood Frame,Wood Siding**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	0`0" x 0`0"
Dining Room	Main	6`11" x 9`3"
Living Room	Main	18`1" x 12`9"
Storage	Main	5`4" x 4`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	12`9" x 9`2"
Kitchen	Main	7`8" x 9`2"
Bedroom - Primary	Main	12`9" x 10`2"

Legal/Tax/Financial

Condo Fee:
\$484

Title:
Fee Simple

Zoning:
M-C1 d75

Legal Desc:	9813260	Fee Freq: Monthly	Remarks
Pub Rmks:	**Open House Saturday May 11th 11:00am-2:00pm** Don't miss this opportunity to live or invest in Southampton Green's outstanding community. With its exceptional amenities and stylish interiors, this condo won't last. This exceptional property boasts unmatched amenities tailored to meet every need: from a full tennis court, squash/racquetball court, and basketball court to a state-of-the-art gymnasium, table tennis, and a party room for gatherings. Kids will love the beautiful play park, ensuring fun-filled days for the little ones. Inside this, 2 bed one bath home you'll find a beautifully updated galley kitchen equipped with newer maple cabinetry on both sides some with inset glass doors, generous counter space, custom pull-out shelving in the pantry & beside the stove, lower pot drawers, large single basin sink, and a stylish backsplash. No detail was missed in maximizing the space and design in the kitchen, the faucet was stylishly placed in the corner and even the electrical panel was covered with a matching maple cover. The dining room comfortably accommodates a larger table set, perfect for family meals or dinner parties. The generous living room is a great place to relax & there are glass patio doors leading to a spacious west-facing deck, ideal for relaxing evenings or entertaining guests. Both bedrooms are well-appointed, with the Primary Bedroom featuring a super large walk-in closet for all your storage needs. The adjacent bathroom showcases an updated vanity and has a full linen closet. Additional storage is available with a large in-suite closet and an extra one on the balcony. Plus, the convenience of a shared laundry room just outside your door makes chores a breeze. There is 1 Assigned Parking stall with electric plug and several visitor spaces for guests. Southwood is home to both Public & Catholic primary & junior high schools & designated High Schools are nearby on Elbow Drive. There is public transportation on Elbow Drive & quick access to the Anderson LRT, South Centre Shopping Mall & Rockyview Hospital. Fish Creek park is only a short bike ride away & there is a walking bridge over Anderson Road to Woodbine. Act now and call your agent today to schedule a viewing!		
Inclusions:	N/A		
Property Listed By:	Century 21 Bamber Realty LTD.		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









