



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**315, SOUTHAMPTON Drive #9101, Calgary T2W 2T6**

MLS® #: **A2170607**

Area: **Southwood**

Listing Date: **10/02/24**

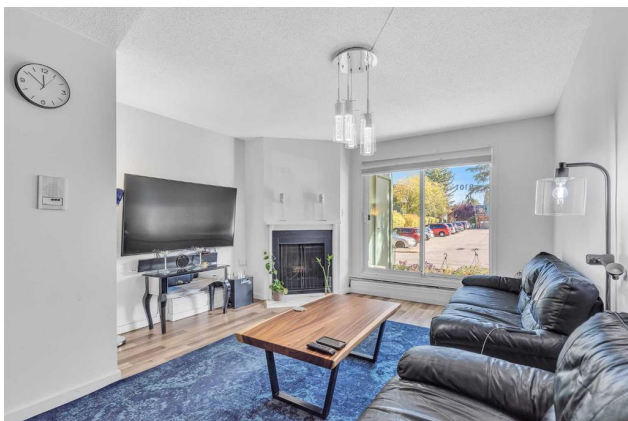
List Price: **\$243,500**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 17-Oct**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:  
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **822**  
Low Sqft:  
Ttl Sqft: **822**

DOM

**112**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard**

Sewer:  
Ext Feat: **Barbecue,Playground,Storage,Tennis Court(s)**

Construction: **Wood Frame,Wood Siding**

Flooring: **Ceramic Tile,Laminate**

Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator**  
Int Feat: **Stone Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 12`9"
Dining Room	Main	8`3" x 9`4"
Walk-In Closet	Main	6`9" x 6`1"
4pc Bathroom	Main	10`2" x 4`11"

Room	Level	Dimensions
Kitchen	Main	9`0" x 7`7"
Bedroom - Primary	Main	12`7" x 10`2"
Bedroom	Main	10`6" x 9`0"

Legal/Tax/Financial

Condo Fee:  
**\$484**

Title:  
**Fee Simple**

Zoning:  
**M-C1 d75**

Fee Freq:  
**Monthly**

Legal Desc: **9813260;248**

Remarks

Pub Rmks: **Amazing opportunity to invest in real estate!!!!!!!!!!!! First time home owners, don't miss it. Welcome to Southampton Green!!!! Great ground floor, corner unit, with 2 bed 1 bath. Private patio to enjoy your morning sunshine with coffee & outdoor gardening. With extra wide patio doors, that brings in the morning sunlight, Living room & dining room are bright. Cozy wood burning corner fireplace. Master bedroom is generous sized, easy to fit a king sized bed & features a HUGE walk-in closet. Kitchen has quartz counter top with stylish backsplash, newer appliances, newer tiles in kitchen, washroom & at the entrance. Paint done last year. Newer flooring all over the condo. Tons of storage with inside Pantry, closets + additional exterior storage room on the patio. This QUIET and FAMILY-FRIENDLY complex offers a TON OF AMENITIES including a Playground , a FITNESS CENTRE, CLUBHOUSE with Party Room, Basketball Court, Tennis Court, Squash Court, Table Tennis, even Hopscotch and Four Square! All utilities are included in the condo fee except electricity. This building is very well maintained by Simco management, with good amount of reserve fund. Ample visitors parking. This complex is just beside bus stops and within WALKING DISTANCE TO the Anderson C-Train Station to access the University of Calgary , SAIT and Downtown in just one train ride. Hurry up!!!! This won't last long.....**

Inclusions: **N/A**  
Property Listed By: **TREC The Real Estate Company**

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







