



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**315 SOUTHAMPTON Drive #9108, Calgary T2W 2T6**

MLS® #: **A2176805**

Area: **Southwood**

Listing Date: **11/04/24**

List Price: **\$249,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 21-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **816**  
Low Sqft:  
Ttl Sqft: **816**

DOM

**89**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape**  
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Baseboard,Hot Water,Natural Gas**

Sewer:

Ext Feat: **Basketball Court,Playground,Tennis Court(s)**

Construction:

**Wood Frame,Wood Siding**

Flooring:

**Ceramic Tile,Laminate**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Electric Stove,ENERGY STAR Qualified Dishwasher,Refrigerator,Window Coverings**

Int Feat:

**Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>9`0" x 7`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`9" x 8`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`8" x 16`7"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>10`3" x 4`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`8" x 10`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`8" x 9`1"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$484

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 9813260

Remarks

Pub Rmks: **This beautifully renovated 2-bedroom, ground-floor condo is move-in ready, perfect for first-time buyers or savvy investors. Step into a thoughtfully upgraded home featuring a modern kitchen with quartz countertops, sleek stainless-steel appliances, and a contemporary ceramic mosaic backsplash. The open layout creates an inviting space for cooking and entertaining. Custom-built closets provide practical storage solutions, while the bathroom shines with elegant floor-to-ceiling tile for a polished, spa-like feel. A cozy wood burning fireplace with a black slate surround and updated hardwood laminate floors throughout complete the stylish look. Located in a vibrant complex with recent improvements, including tennis and basketball courts, this property offers both charm and lasting value. Situated near shopping, top-rated schools, parks and public transportation, this home brings comfort, convenience, and long-term potential together—an exceptional find for any buyer!\*\*\***

Inclusions: n/a

Property Listed By: **Property Solutions Real Estate Group Inc.**

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







