



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**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **816**
 Low Sqft:
 Ttl Sqft: **816**

DOM

29
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

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

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

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







