



THE
A-TEAM

**RE/MAX
FIRST**

315 SOUTHAMPTON Drive #9203, Calgary T2W2T6

MLS®#: **A2178528**

Area: **Southwood**

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

List Price: **\$235,000**

Status: **Active**

County: **Calgary**

Change: **None**

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: **817**
Low Sqft:
Ttl Sqft: **817**

DOM

22
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	4`6" x 4`1"	4pc Bathroom	Main	8`3" x 6`2"
Bedroom	Main	14`1" x 10`4"	Dining Room	Main	10`8" x 12`2"
Kitchen	Main	7`1" x 12`4"	Living Room	Main	14`5" x 11`9"
Bedroom - Primary	Main	14`2" x 10`1"			

Legal/Tax/Financial

Condo Fee:
\$498

Title:
Fee Simple

Zoning:
M-C1

Fee Freq:
Monthly

Legal Desc: **9813260**

Remarks

Pub Rmks: **This property is ready for the next owner or investor. You are located in a well-maintained building close to bus stops, schools, the mall, and many restaurants. Southampton Green boasts a variety of amenities designed to enhance your lifestyle. Residents have access to a well-equipped fitness centre, racquetball court, ping pong table, library, communal lounge/kitchen/party room area perfect for social gatherings. The residents here also have access to a tennis court, basketball court, and four square. This condo is a 2 bedroom split plan, 2 bathrooms and offers 818 sq ft of thoughtfully designed living space. As you enter the condo, you'll be greeted by a spacious open-plan, living and dining area. The living room provides ample space for relaxation, while the adjacent dining area is perfect for enjoying meals with family and friends. The kitchen is functional and efficient, with essential appliances and plenty of cabinet storage for all your culinary needs. The master bedroom is a comfortable retreat, with a closet and the 4 pc bath is right next to it. The second bedroom is versatile and can serve as a guest room, office or additional living space, depending on your needs. Additionally, the building includes on-site laundry facilities right outside the unit door and a dedicated assigned parking stall for your convenience. Check out the 3D IGuide Tour and floor plan. Schedule a viewing Today!**

Inclusions:
Property Listed By: **None
eXp Realty**

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





