



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**315 SOUTHAMPTON Drive #8106, Calgary T2W 2T6**

MLS® #: **A2179368**

Area: **Southwood**

Listing Date: **11/15/24**

List Price: **\$245,000**

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: **821**  
Low Sqft:  
Ttl Sqft: **821**

DOM

**36**  
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: **Other,Storage,Tennis Court(s)**

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

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>15`8" x 11`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 10`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`6" x 6`8"</b>	<b>Storage</b>	<b>Main</b>	<b>4`10" x 4`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`2" x 14`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 10`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>2pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$484**

Title:  
**Fee Simple**

Zoning:  
**M-C1**

Fee Freq:  
**Monthly**

Legal Desc: **9813260**

Remarks

Pub Rmks: **Welcome to this great, west exposure condo in desirable Southampton Green. Conveniently located close to LRT, Southcentre Mall and other amenities this cute apartment has it all. Backing onto the quiet back of the complex with bright, west facing windows and oversized patio makes for a sunny peaceful outdoor space. Inside you'll find the space has been refreshed and is move in ready. Newer carpets, freshly painted throughout, new flooring in entry and kitchen, a refreshed main bath with new tiles, mirror and lighting. There are 2 roomy bedrooms and the primary has it's own ensuite bath. There are also 2 spacious storage rooms, one located inside the unit and an additional one off the patio. The complex clubhouse has a library/social area, a party space, full gym, racquet ball court and ping pong table along with outdoor basketball and racquet sports courts, a centrally located playground for the littles rounds out the great little community. A parking stall is included near the building entrance. Cats allowed with board approval. Move in anytime, possession is flexible. Great value, right here!**

Inclusions: **NA**  
Property Listed By: **RE/MAX Realty Professionals**

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





