



THE
A-TEAM

**RE/MAX
FIRST**

315 SOUTHAMPTON Drive #8208, Calgary T2W2T6

MLS® #: **A2179766**

Area: **Southwood**

Listing Date: **11/18/24**

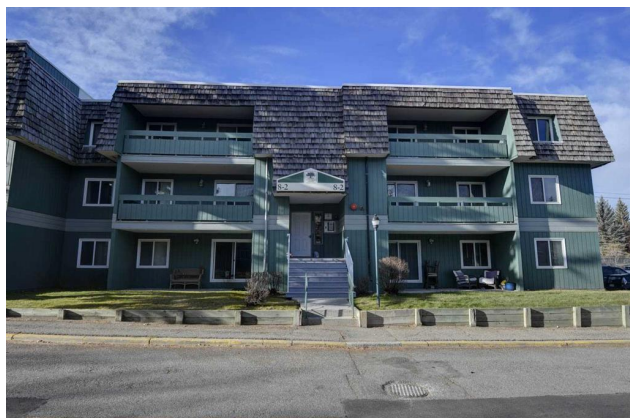
List Price: **\$264,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **961**
Low Sqft:
Ttl Sqft: **961**

DOM

2

Layout

Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**
Sewer: **Balcony,Basketball Court,BBQ gas line,Courtyard,Lighting,Storage,Tennis Court(s)**
Ext Feat:

Construction: **Wood Frame,Wood Siding**

Flooring: **Laminate,Tile**

Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Freezer,Microwave,Oven,Refrigerator,Stove(s)**
Int Feat: **Ceiling Fan(s),Storage**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5' 10" x 9' 1"
Bedroom	Main	12' 10" x 9' 4"
Kitchen	Main	8' 7" x 9' 4"
Bedroom - Primary	Main	14' 11" x 12' 7"

Room	Level	Dimensions
Bedroom	Main	8' 11" x 12' 5"
Dining Room	Main	12' 11" x 9' 3"
Living Room	Main	13' 0" x 12' 9"
Storage	Main	5' 7" x 5' 0"

Legal/Tax/Financial

Condo Fee: **\$594**

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C1**

Monthly

Legal Desc: 9813260

Remarks

Pub Rmks: **Welcome to this expansive 3-bedroom condo located in the family-friendly community of Southwood. Upon entering, you'll be captivated by the open kitchen layout and the generous living room, highlighted by a cozy wood-burning fireplace that creates a warm ambiance. Just off the living room, a comfortable patio offers additional storage space. The three spacious bedrooms are perfect for families or professionals in need of extra room. The recently renovated 4-piece bathroom adds a modern touch. This unit also features a separate storage room, with laundry conveniently located just outside your door. Amenities include outdoor tennis and pickleball courts, an indoor racquet court, a fully equipped gym, and a large entertainment room with a full kitchen. Conveniently situated near shopping, schools, and LRT transit. Schedule your showing today!**

Inclusions:
Property Listed By: **Lamps
Real Estate Professionals Inc.**

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









