



THE
A-TEAM

**RE/MAX
FIRST**

287 SOUTHAMPTON Drive #12, Calgary T2W 2N5

MLS® #: **A2184039** Area: **Southwood** Listing Date: **12/19/24** List Price: **\$385,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1975**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Low Maintenance Landscape,Level**
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick,Wood Frame,Wood Siding**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Range Hood,Refrigerator,Washer**
Int Feat: **No Smoking Home,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	12`0" x 9`11"
Bedroom	Second	13`5" x 8`8"
Living Room	Main	14`1" x 13`5"
2pc Bathroom	Main	4`6" x 4`4"
Furnace/Utility Room	Basement	10`8" x 22`0"

Room	Level	Dimensions
Bedroom	Second	12`1" x 8`10"
4pc Bathroom	Second	7`11" x 6`9"
Dining Room	Main	13`5" x 8`11"
Kitchen	Main	8`4" x 6`9"
Other	Basement	16`11" x 13`0"

Legal/Tax/Financial

Condo Fee: **\$383**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-CG**

DOM

2

Layout

Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Legal Desc:

7610650

Remarks

Pub Rmks:

OPEN HOUSE Saturday DEC 21st 1-3 pm. This delightful 3 bedroom, end-unit townhome is located in the tranquil west corner of the Prairie Meadows complex with a southern exposure facing a peaceful, tree-lined courtyard. As you enter the main floor boasts a recently updated kitchen with modern flooring, stylish cabinets, and new stainless steel appliances. You'll also find a separate dining room, a convenient powder room for guests, and a spacious living room complete with a cozy wood-burning fireplace and sliding patio doors leading to a south-facing patio. Upstairs, the home features three generously sized bedrooms and a refreshed 4-piece bathroom. The finished basement adds even more versatility, offering additional living space that can be divided to suit your needs. Parking is readily available with designated spots for residents and guests, as well as plenty of street parking. The family friendly community of Southwood offers you location, excellent access to transit, amenities, schools, and Calgary's ring road. Offering exceptional value, abundant living space, and more bedrooms than many apartment-style homes at this price point, this property is a must-see. With the holidays just around the corner, don't wait—contact us today to arrange your private showing!

Inclusions:

N/A

Property Listed By:

Real Broker

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







