

287 SOUTHAMPTON Drive #12, Calgary T2W 2N5

MLS®#: **A2184039** Area: **Southwood** Listing **12/19/24** List Price: **\$385,000**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

Lot Shape:

Access:

General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary

City/Town: Calgary Finished Floor Area
Year Built: 1975 Abv Sqft:

<u>Lot Information</u> Low Sqft: Lot Sz Ar: Ttl Saft:

Ttl Sqft: **1,138**

Ttl Park:

1,138

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u>

Garage Sz:

3 (3)

1

1.5 (1 1)

2 Storey

34

Lot Feat: Low Maintenance Landscape, Level

Park Feat: Stall

Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Forced Air, Natural Gas Brick, Wood Frame, Wood Siding

Sewer: Flooring:

Ext Feat: None Carpet,Laminate,Tile

Water Source: Fnd/Bsmt: **Poured Concrete**

Poured Con

Kitchen Appl: Dishwasher, Dryer, Electric Oven, Range Hood, Refrigerator, Washer

Int Feat: No Smoking Home, Vinyl Windows

Utilities:

Room Information

Level Level Room **Dimensions** Room **Dimensions Bedroom - Primary** Second 12`0" x 9`11" **Bedroom** Second 12`1" x 8`10" Bedroom Second 13`5" x 8`8" **4pc Bathroom** Second 7`11" x 6`9" **Dining Room Living Room** Main 14`1" x 13`5" Main 13`5" x 8`11" 2pc Bathroom Main 4`6" x 4`4" Kitchen Main 8`4" x 6`9" Other Furnace/Utility Room Basement 10`8" x 22`0" Basement 16`11" x 13`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$383 Fee Simple M-CG

Fee Freq: Monthly Legal Desc: **7610650**

Remarks

Pub Rmks:

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























