



THE
A-TEAM

**RE/MAX
FIRST**

315 SOUTHAMPTON Drive #8108, Calgary T2W 2T6

MLS®#: **A2193799**

Area: **Southwood**

Listing Date: **02/13/25**

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

Status: **Pending**

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: **988**
Low Sqft:
Ttl Sqft: **988**

DOM

9
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Baseboard**

Construction:
Wood Frame

Sewer:
Ext Feat: **Balcony, Basketball Court, Playground, Tennis Court(s)**

Flooring:
Carpet, Linoleum
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Refrigerator, Stove(s)**
Int Feat: **No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`6" x 12`11"
Kitchen	Main	9`7" x 8`8"
Bedroom - Primary	Main	14`10" x 12`7"
Bedroom	Main	12`11" x 9`1"

Room	Level	Dimensions
Dining Room	Main	9`5" x 9`4"
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	10`4" x 9`7"
Storage	Main	7`1" x 2`11"

Legal/Tax/Financial

Condo Fee:
\$594

Title:
Fee Simple

Zoning:
M-C1

Fee Freq:
Monthly

Legal Desc: **9813260**

Remarks

Pub Rmks: **Rare! 3 BEDROOM apartment with 2 PARKING stalls located in amenity rich Southampton Green. Kiss your landlord good bye! Conveniently close to LRT, schools and Southcenter Mall, this is a terrific and affordable option. Boasting almost 1000 sq ft of living space, plus exterior storage and patio, this spacious home is freshly painted throughout. Inside you'll find a large living and dining room, additional storage room, a kitchen with room for an additional table or storage, 3 generous bedrooms with great closet space and a full bath. Relax on the large patio and enjoy the convenience of an additional private storage room of the patio. Your 2 parking stalls are just steps away. The complex is very family friendly and includes green space, a playground and a club house with gym, racquet court, ping pong, areas to relax as well as a party room. Multiple basketball and other sports courts outside will keep your whole family active and its all included! Cats are allowed with board approval, sorry no dogs.**

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





