



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**315 SOUTHAMPTON Drive #5212, Calgary T2W2T6**

MLS®#: **A2194487**

Area: **Southwood**

Listing Date: **02/19/25**

List Price: **\$236,999**

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: **818**

Low Sqft:

Ttl Sqft: **818**

DOM

**46**

Layout

Beds: **2 (2 )**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:

Heating: **Baseboard,Hot Water**

Sewer:

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

Kitchen Appl:

**Dishwasher,Electric Stove,Refrigerator**

Int Feat:

**No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**

Utilities:

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Laminate**

Water Source:

Fnd/Bsmt:

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>16`6" x 12`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`9" x 9`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`8" x 10`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 9`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`6" x 9`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 10`4"</b>
<b>Storage</b>	<b>Main</b>	<b>3`0" x 6`10"</b>	<b>Entrance</b>	<b>Main</b>	<b>3`11" x 3`8"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>6`3" x 7`0"</b>	<b>Balcony</b>	<b>Main</b>	<b>5`9" x 17`10"</b>
<b>Other</b>	<b>Main</b>	<b>5`9" x 4`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$496**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **9813260**

Remarks

Pub Rmks: **Welcome to this charming condo, perfect for a first-time homebuyer or a savvy investor! Enjoy the spacious two-bedroom layout with a convenient four-piece bath. The living area features an inviting wood-burning fireplace, ideal for cozy nights in. The updated vinyl plank flooring flows throughout, adding a modern touch. The kitchen offers plenty of cabinets and counter space and a new dishwasher. This complex offers fantastic amenities such as tennis courts, a fitness centre, a racquetball court, and a social area with a kitchen for larger gatherings—perfect for entertaining! Conveniently located at Elbow Drive and Anderson Road, you're close to South Centre Mall, Stoney Trail, and all means of transportation, including LRT. Schools are conveniently nearby, making it a wonderful setting for families. Experience the perfect blend of comfort and convenience in this conveniently located property.**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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





















