



THE
A-TEAM

**RE/MAX
FIRST**

315 SOUTHAMPTON Drive #8206, Calgary T2W 2T6

MLS® #: **A2198769**

Area: **Southwood**

Listing Date: **03/03/25**

List Price: **\$250,000**

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: **803**
Low Sqft:
Ttl Sqft: **803**

DOM

33
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony,Barbecue,Lighting**

Construction: **Wood Frame,Wood Siding**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**
Int Feat: **No Smoking Home,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`4" x 11`8"
Dining Room	Main	9`0" x 6`10"
2pc Ensuite bath	Main	4`6" x 4`1"
4pc Bathroom	Main	8`3" x 6`1"

Room	Level	Dimensions
Kitchen	Main	12`8" x 6`9"
Bedroom	Main	10`1" x 9`3"
Bedroom	Main	13`11" x 10`1"
Balcony	Main	17`11" x 5`7"

Legal/Tax/Financial

Condo Fee: **\$510**

Title: **Fee Simple**

Zoning: **M-C1**

Legal Desc:

9813260

Fee Freq:
Monthly

Remarks

Pub Rmks:

Ideal for First-Time Home Buyers! Welcome to Southampton Green - a bright and beautifully updated 2-bedroom, 1.5-bath condo that's truly a rare gem! You'll love the spacious, sun-filled layout featuring a cozy corner wood-burning fireplace and a generous dining area. The kitchen has been refreshed with stylish new cabinets, updated countertops, and newer appliances for a modern touch. Enjoy the comfort of upgraded LVP flooring throughout, creating a quiet and inviting atmosphere. Step out onto your private west-facing patio, where you'll soak up the natural light and enjoy easy access to your outdoor storage space. Plus, the in-unit storage has been cleverly transformed into a compact office/den - perfect for working from home. This condo comes with an assigned, well-lit parking stall located near the clubhouse for added convenience. You'll also have access to fantastic amenities, including a fitness center, squash courts, party room, plenty of visitor parking, and more! Renovations are underway on the tennis courts, and the complex has recently added a brand-new playground for added fun. With quick access to major roads, public transit, the LRT, shopping, and services, this location is hard to beat. The complex also offers peace of mind with recent upgrades, including new windows and patio doors (2010) and a FOB entry system. This property has so much to offer - come see for yourself!

Inclusions:

None

Property Listed By:

Town Residential

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



