



THE
A-TEAM

**RE/MAX
FIRST**

315 SOUTHAMPTON Drive #1207, Calgary T2W 2T6

MLS® #: **A2199614** Area: **Southwood** Listing Date: **03/14/25** List Price: **\$189,900**
 Status: **Active** County: **Calgary** Change: **-\$8k, 26-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1976**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **621**
 Low Sqft:
 Ttl Sqft: **621**

DOM
22
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment-Single Level Unit**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Few Trees,Landscaped,Level**
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Other,Playground,Tennis Court(s)**

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s)**
 Int Feat: **Built-in Features,Closet Organizers,Open Floorplan,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`10" x 4`11"	Bedroom - Primary	Main	11`0" x 13`6"
Dining Room	Main	8`9" x 6`11"	Foyer	Main	3`4" x 3`11"
Kitchen	Main	11`0" x 6`11"	Living Room	Main	12`0" x 19`6"
Storage	Main	3`0" x 6`6"			

Legal/Tax/Financial

Condo Fee: **\$397** Title: **Fee Simple** Zoning: **M-C1**

Legal Desc:

9813260

Fee Freq:
Monthly

Remarks

Pub Rmks:

Charming 2nd Floor 1 Bed & 1 Bath Condo with COURTYARD VIEWS & ABUNDANT AMENITIES! Welcome to Unit 1207 at Southampton Green - This bright & inviting unit faces the courtyard and offers ample storage, making it the ideal combination of comfort and convenience. Step inside the Foyer with an organized closet, ensuring a clutter-free entryway. The updated Kitchen boasts ample counter and cupboard space, SS appliances including a NEW stove, and a tiled backsplash for easy clean-up. A bright Dining area leads seamlessly into the cozy Living Room, where plush carpet flooring and a corner wood-burning fireplace with a mantle create a warm and inviting atmosphere. Large sliding patio doors open to a spacious private Balcony, offering a peaceful outdoor retreat with an adjacent Storage Room for added convenience. The big Bedroom features a bright window for natural light, and a generous closet to keep everything organized. The renovated 4-piece Bathroom includes a soaker tub/shower combo and a vanity with extra storage. Plus, an additional Storage Room with built-in drawers and cabinet ensures you have plenty of space for all your belongings. Outside, residents enjoy exceptional amenities including a Playground, Tennis and Racquet courts, a fully equipped Fitness Centre, and a large Entertainment / Party Room with a full kitchen — perfect for gatherings and events. The complex is conveniently located near local shopping and amenities, nearby to the C-Train, Southcentre Mall, Downtown, and major roadways such as Deerfoot Trail, Macleod Trail, and Stoney Trail, making commuting a breeze. This unit includes an assigned outdoor parking stall with a PLUG-IN and access to visitor parking for guests. Your monthly condo fees include: Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, AND Water. Don't miss this fantastic opportunity to own a home that checks all the boxes, including a prime location - schedule your private viewing today!

Inclusions:

none

Property Listed By:

RE/MAX First

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









