



THE
A-TEAM

**RE/MAX
FIRST**

315 SOUTHAMPTON Drive #7110, Calgary T2W 2T6

MLS® #: **A2205002**

Area: **Southwood**

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

List Price: **\$229,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 23-Apr**

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: **814**
Low Sqft:
Ttl Sqft: **814**

DOM

30

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Many Trees**
Park Feat: **Assigned,Off Street,Stall**

Utilities and Features

Roof: **Cedar Shake**
Heating: **Baseboard,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Basketball Court,Playground,Tennis Court(s)**

Construction: **Wood Frame,Wood Siding**
Flooring: **Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Granite Counters,No Smoking Home,Soaking Tub,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`8" x 7`4"
Living Room	Main	13`8" x 11`8"
Storage	Main	5`6" x 4`4"
Bedroom	Main	9`11" x 8`5"
4pc Bathroom	Main	8`3" x 4`11"

Room	Level	Dimensions
Dining Room	Main	10`7" x 8`11"
Storage	Main	4`11" x 4`5"
Bedroom - Primary	Main	13`11" x 10`3"
2pc Bathroom	Main	4`6" x 4`4"

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
\$496		Fee Simple		M-C1
		Fee Freq:		
		Monthly		
Legal Desc:	9813260			
		Remarks		
Pub Rmks:	<p>First-time buyers and investors - you are going to love this 2 BEDROOM, RARE 1.5 BATHROOM GROUND LEVEL UNIT FRONTING ONTO A GREEN SPACE! One of the best buildings within the complex thanks to the close proximity to the amazing amenities. Inside this wonderful home is a NEUTRAL COLOUR PALETTE (painted in 2023), GRANITE COUNTERTOPS THROUGHOUT and UPDATED LUXURY PLANK FLOORING. A private foyer leads to the handy BUILT-IN TECH DESK (with a granite countertop) providing a tucked away space for work, study or catching up on emails. The kitchen is well laid out with lots of counterspace, an oversized crushed granite sink, granite countertops and clear sightlines into the dining room, perfect for entertaining. Sit back and relax in front of the charming WOOD-BURNING FIREPLACE in the inviting living room. Patio sliders lead to the expansive PATIO for casual barbecues and time spent unwinding with GREEN SPACE VIEWS as the backdrop. A PRIVATE STORAGE ROOM is to the side, securely storing all your seasonal items. The primary bedroom is equipped with a private ensuite (rare for this complex!). A second spacious and bright bedroom and a 4-piece bathroom further add to your convenience. Ideally located within this AMENITY-RICH COMPLEX with laundry facilities in every building, assigned parking, loads of visitor stalls and a variety of recreational opportunities including TENNIS AND BASKETBALL COURTS, A PLAYGROUND, A WELL-EQUIPPED FITNESS CENTRE, A SQUASH COURT, A LIBRARY AND A SOCIAL/PARTY ROOM for hosting large events or gathering with friendly neighbours. Phenomenally located WITHIN WALKING DISTANCE TO THE ANDERSON LRT STATION, great schools, a skate park, a baseball diamond, an off-leash dog park and much more. Southwood is a wonderful community that invites you to take a stroll around the neighbouring Glenmore Reservoir, get active at Southland Leisure Centre or enjoy the day shopping at Southcentre Mall or at one of the many shopping destinations throughout the community. Truly an outstanding location giving you the best of both worlds!</p>			
Inclusions:	None			
Property Listed By:	eXp Realty			

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









