

\$325,000 - 46, 287 Southhampton Drive Sw, Calgary

MLS® #A2092421

\$325,000

3 Bedroom, 2.00 Bathroom, 1,176 sqft

Residential on 0.00 Acres

Southwood, Calgary, Alberta

3 bedroom townhouse backing onto a treed green space! Unbelievably located in the established community of Southwood "close to everything! Take a stroll around the Glenmore Reservoir, get active at Southland Leisure Centre or enjoy the day shopping at Southcentre Mall or at one of the many neighbourhood shopping destinations throughout the community which also boasts great schools and many parks and playgrounds all within walking distance! Then come home to a quiet sanctuary with quaint brick exterior, soaring trees and a sunshine filled south-facing back patio. The kitchen is well laid out with a large window, tons of cabinets and open sightlines that contribute to the airy atmosphere. Centring the space is a large dining room with plenty of room for entertaining. Floor to ceiling brick encases the charming wood-burning fireplace in the adjacent living room creating a warm and inviting space to put your feet up and unwind. Oversized patio sliders lead to the south patio encouraging summer barbeques and time spent relaxing privately nestled amongst mature trees and a tranquil green space. A handy powder room completes this level. 3 spacious bedrooms and a 4-piece main bathroom are all perfectly situated on the upper level And there is still loads more hangout space in the rec room in the finished basement! Laundry with storage and a utility sink add to your convenience as does the assigned, covered parking stall. Ideally located



within walking distance to the LRT station as well as nearly everything else you could want! Come see for yourself!

Built in 1975

Essential Information

MLS® #	A2092421
Price	\$325,000
Sold Price	\$343,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,176
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	46, 287 Southampton Drive Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2N5

Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Carport

Interior

Interior Features	Built-in Features, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard
Lot Description	Backs on to Park/Green Space, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 9th, 2023
Date Sold	November 26th, 2023
Days on Market	17
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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