

\$365,000 - 44, 287 Southhampton Drive Sw, Calgary

MLS® #A2110789

\$365,000

3 Bedroom, 2.00 Bathroom, 1,264 sqft

Residential on 0.00 Acres

Southwood, Calgary, Alberta

JUST LISTED! This lovely 3 bedroom townhome is one of the largest in complex, with just under 1300 sq. feet above grade plus developed basement and in the Best LOCATION, backing onto Green Space, WOW! Step inside to bright, sunny kitchen with modern cabinetry and includes all appliances with large windows for lots of Natural Lighting. Nice sized Dining room that opens to Living room with FIREPLACE featuring floor-to-ceiling BRICK Mantle. Patio Doors in living room lead to sunny SOUTH facing private deck overlooking Mature trees and Green space. Enjoy entertaining and summer BBQs™ in your Private Oasis. Powder room on main floor completes this space. Upstairs enjoy 3 very spacious bedrooms including Primary room with plenty of closet space and NO carpet, all laminate flooring throughout. Basement is Fully Finished with great sized Rec Room, Laundry room and extra storage space. This is a well managed complex and includes a covered assigned Parking Stall, on-site maintenance, landscaping and snow removal, plus a club house/party room you can rent out for your private events. Dog run and Park for residents™ convenience, this location is perfect with quick access to Stoney Trail, Southland Drive, Anderson Road and 14th Street SW. Walking distance to both public and catholic Schools, Parks and Transit and only minutes from excellent amenities including Southcentre Mall, Recreation facilities, Restaurants, Parks and more. Sure



to impress, call today!!!

Built in 1975

Essential Information

MLS® #	A2110789
Price	\$365,000
Sold Price	\$400,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,264
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	44, 287 Southamptton Drive Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2N5

Amenities

Amenities	Recreation Room
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Ceiling Fan(s), Closet Organizers
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Playground, Private Yard
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 4th, 2024
Days on Market	3
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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