

\$245,000 - 1313, 315 Southhampton Drive Sw, Calgary

MLS® #A2145692

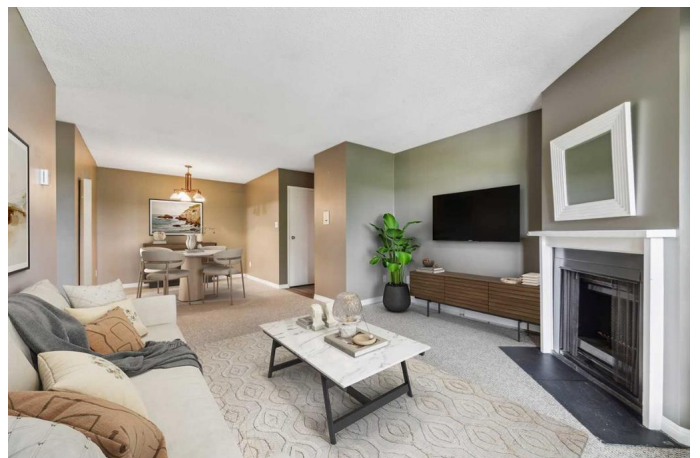
\$245,000

2 Bedroom, 1.00 Bathroom, 826 sqft

Residential on 0.00 Acres

Southwood, Calgary, Alberta

Perfect for all buyers, this top floor unit is exactly what you're looking for. Located in the quaint community of Southwood, this apartment is a quiet place to live. Upon entering the home, you'll notice the updates of laminate floors, and a generous amount of storage space. Hang up your coat, and take your shoes off before entering into the great room, featuring a wood burning fireplace, and excellent access to the large South facing covered balcony. You'll love the exterior storage shed as well. Enjoy your evening watching the birds and lounging on the deck, or enjoy a cozy night in with a fire and a movie. If you enjoy entertaining, the dining space is large enough for a full size table that extends for great dinner parties with all your friends and family. The kitchen has been renovated to feature modern cabinetry and fixtures, as well as stainless steel appliances. The kitchen is spacious enough to add a small breakfast table too. This homes layout is perfect for those that like their living and sleeping spaces to be kept separate, as the bedrooms are down the hall. Featuring 2 bedrooms, both with large closets, as well as a 4 piece bath and linen closet this unit will make a fantastic home for anyone looking for easy living. The complex itself is perfect for people that enjoy an active lifestyle – outdoor racquet and basketball courts are well maintained, and included exclusively for the homeowners of the complex. The complex also includes a club house with party room and



squash courts. Don't miss this opportunity to own a fabulous home. With great access to Stony Trail, MacLeod Trail, and easy commuting via both car and public transit, this home will make a great investment for a first time homeowner, downsizers and investors alike.

Built in 1976

Essential Information

MLS® #	A2145692
Price	\$245,000
Sold Price	\$255,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	826
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	1313, 315 Southampton Drive Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2T6

Amenities

Amenities	Clubhouse, Coin Laundry, Fitness Center, Laundry, Parking, Party Room, Racquet Courts, Recreation Facilities, Recreation Room, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Electric Range, Refrigerator
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Shake
Construction	Wood Siding

Additional Information

Date Listed	July 4th, 2024
Date Sold	July 16th, 2024
Days on Market	12
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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