

8203, 315 Southhampton Drive SW  
Calgary, Alberta

MLS # A2164808



**\$199,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Southwood                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment                          |               |                   |
| <b>Size:</b>     | 629 sq.ft.                         | <b>Age:</b>   | 1976 (48 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

**Heating:** Baseboard

**Floors:** Carpet, Linoleum

**Roof:** -

**Basement:** -

**Exterior:** Wood Frame

**Foundation:** -

**Features:** No Animal Home, No Smoking Home, Recreation Facilities

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 387

**LLD:** -

**Zoning:** M-C1 d75

**Utilities:** -

**Inclusions:** Fridge, Stove, Dishwasher, All Window Coverings

Great location and value for this established charming property in popular Southhampton Green. Enjoy this bright second floor unit with a large West facing balcony overlooking a lovely green space with mature trees. This unit is updated with neutral colors. The kitchen has white cabinets and appliances. The open concept dining/living room has plenty of space to enjoy entertaining. The entrance is host to both a coat closet and a huge storage room. The primary bedroom is a good size, and the stylish 4-piece bathroom also has white cabinets and tile. The convenient laundry room is just across the hall and the parking spot is adjacent to the unit. Enjoy the large deck that is home to an additional storage space. Don't miss out on this turnkey property with great amenities, a tennis court, squash court, ping pong table, library/party room and gym that are all included in the condo fees.