

4107, 315 Southhampton Drive SW  
Calgary, Alberta

MLS # A2199085



**\$199,900**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	629 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 397

**Basement:** -

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** M-C1

**Foundation:** -

**Utilities:** -

**Features:** Vinyl Windows

**Inclusions:** n/a

Freshly Updated 1-Bed, 1-Bath Ground-Level End Unit with Patio Access under \$200,000.00. Located in a prime area in sought after Southwood , this beautifully updated end unit offers modern upgrades and convenience. Step inside to newer carpets and an updated bathroom featuring a new tub surround (Bath Fitter), LVP flooring, and a stylish vanity with a new light fixture. The kitchen has been completely refreshed with new quartz countertops and stainless steel appliances, including an upgraded fridge, stove, and dishwasher. A spacious dining area with a new chandelier . Spacious primary bedroom offers a large closet. Ample storage&mdash;including \*\*in-suite storage plus an additional outdoor storage area&mdash;\*\*provide plenty of room to live comfortably. One parking stall with a plug in conveniently located close to the unit. The well-established complex offers fantastic amenities, including a clubhouse with a gym, tennis court, and games room. Conveniently located near bus routes and LRT, this is a great opportunity for first-time buyers, downsizers, or investors! Most deserving your private tour.