

# \$189,900 - 1207, 315 Southampton Drive Sw, Calgary

MLS® #A2199614

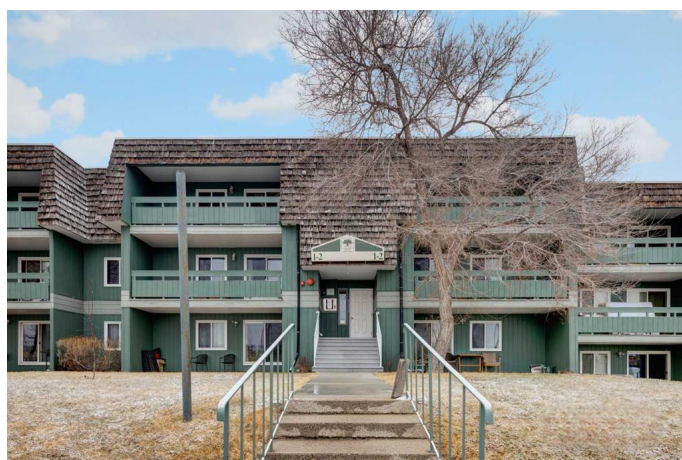
**\$189,900**

1 Bedroom, 1.00 Bathroom, 621 sqft

Residential on 0.00 Acres

Southwood, Calgary, Alberta

Charming 2nd Floor 1 Bed & 1 Bath Condo with COURTYARD VIEWS & ABUNDANT AMENITIES! Welcome to Unit 1207 at Southampton Green - This bright & inviting unit faces the courtyard and offers ample storage, making it the ideal combination of comfort and convenience. Step inside the Foyer with an organized closet, ensuring a clutter-free entryway. The updated Kitchen boasts ample counter and cupboard space, SS appliances including a NEW stove, and a tiled backsplash for easy clean-up. A bright Dining area leads seamlessly into the cozy Living Room, where plush carpet flooring and a corner wood-burning fireplace with a mantle create a warm and inviting atmosphere. Large sliding patio doors open to a spacious private Balcony, offering a peaceful outdoor retreat with an adjacent Storage Room for added convenience. The big Bedroom features a bright window for natural light, and a generous closet to keep everything organized. The renovated 4-piece Bathroom includes a soaker tub/shower combo and a vanity with extra storage. Plus, an additional Storage Room with built-in drawers and cabinet ensures you have plenty of space for all your belongings. Outside, residents enjoy exceptional amenities including a Playground, Tennis and Racquet courts, a fully equipped Fitness Centre, and a large Entertainment / Party Room with a full kitchen - perfect for gatherings and events. The complex is conveniently located near local shopping and amenities, nearby to the



C-Train, Southcentre Mall, Downtown, and major roadways such as Deerfoot Trail, Macleod Trail, and Stoney Trail, making commuting a breeze. This unit includes an assigned outdoor parking stall with a PLUG-IN and access to visitor parking for guests. Your monthly condo fees include: Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, AND Water. Don't miss this fantastic opportunity to own a home that checks all the boxes, including a prime location - schedule your private viewing today!

Built in 1976

### **Essential Information**

MLS® #	A2199614
Price	\$189,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	621
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1207, 315 Southampton Drive Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2T6

### **Amenities**

Amenities	Fitness Center, Visitor Parking, Playground, Party Room, Racquet Courts
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Closet Organizers, Open Floorplan, Storage, Built-in Features
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Natural Gas, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3

### Exterior

Exterior Features	Balcony, Other, Playground, Tennis Court(s)
Lot Description	Landscaped, Level, Few Trees
Roof	Tar/Gravel
Construction	Wood Frame, Wood Siding

### Additional Information

Date Listed	March 14th, 2025
Days on Market	46
Zoning	M-C1

### Listing Details

Listing Office	RE/MAX First
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