



GRASSROOTS
REALTY GROUP

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6310, 315 Southamptton Drive SW
Calgary, Alberta

MLS # A2299407



\$229,900

Division:	Southwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	825 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 518
Basement:	-	LLD:	-
Exterior:	Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Recreation Facilities, Storage, Walk-In Closet(s)		

Inclusions: None

Don't miss out on this rare opportunity to own a top floor 2-bedroom, 1-bath condo at Elbow Drive and Anderson Road. Just minutes away from South Centre Mall, Stoney Trail, schools, and LRT, this spacious unit with a cozy wood-burning fireplace is waiting for your personal touch. Enjoy ample square footage, a functional kitchen with a newer dishwasher, and a convenient four-piece bath. With lower condo fees, residents also have access to amenities like tennis courts, a fitness centre, and a social area with a full kitchen. Ideal for investors or first-time buyers looking to customize their new home, this property offers exceptional value in a well-established building.