



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3202, 315 Southhampton Drive SW
Calgary, Alberta

MLS # A2305066



\$229,900

Division:	Southwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	819 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas

Floors: Carpet, Linoleum

Roof: Membrane

Basement: -

Exterior: Wood Siding

Foundation: Poured Concrete

Features: Laminate Counters, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 504

LLD: -

Zoning: M-C1 d75

Utilities: -

Inclusions: None

Investors or First-time home buyers do not miss this chance to own a fantastic second floor 2 bed and one bath apartment condo. Ideally located at Elbow Drive and Anderson Road, you're just minutes from South Centre Mall, Stoney Trail, schools, and public transit including the LRT. This spacious two-bedroom layout offers ample square footage a solid foundation to make it truly your own! The inviting living room features a cozy wood-burning fireplace, creating a warm focal point for those cozy evenings, and the functional kitchen offers ample cabinet and counter space along with a newer dishwasher., and a convenient four-piece bath. This well-established building with lower condo fees, Offers exceptional value. Residents enjoy fantastic amenities, including tennis courts, a fitness centre, a racquetball court, and a social area with a full kitchen, perfect for entertaining larger gatherings. Don't miss wonderful opportunity to get into the market and customize a home to your taste.