



GRASSROOTS
REALTY GROUP

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6102, 315 Southhampton Drive SW
Calgary, Alberta

MLS # A2320287



\$205,000

Division:	Southwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	818 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 504
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Double Vanity, Storage		

Inclusions: N/A

AFFORDABLE LUXURY in the heart of desirable Southwood SW! Welcome to this RENOVATED TURN-KEY ground floor condo offering exceptional value, modern upgrades & an unbeatable location! Why spend months dealing with contractors, renovation delays & rising material costs when you can move right into a beautifully upgraded home? Perfect for first-time buyers, downsizers, investors, seniors or anyone seeking stylish, stress-free living in a well-managed complex. From the moment you walk in, you will notice the bright open layout, modern finishes & thoughtful attention to detail throughout. NEWER Stove and dishwasher, elegant lighting fixtures & durable VINYL plank flooring create a clean, modern & inviting atmosphere. The stunning chef-inspired kitchen features TALL upgraded cabinetry, sleek QUARTZ countertops, trendy SUBWAY TILE backsplash, stainless steel appliances & under-cabinet lighting, creating the perfect space for cooking, entertaining or enjoying your morning coffee in style. The spacious bathroom has been renovated with upgraded fixtures & a QUARTZ vanity rarely found at this price point. The spacious living room centers around a stylish tiled fireplace, creating the perfect cozy atmosphere and ambiance inside the unit. Love outdoor space? The HUGE 18 ft x 6 ft private patio offers incredible flexibility for summer BBQs, relaxing evenings, container gardening or entertaining guests. Additional exterior storage unit plus in-suite storage provide exceptional functionality & convenience. This smart layout also includes a walk in closet, and other upgraded closet organization systems with durable shelving & one assigned parking stall for hassle-free living. LOW CONDO FEES of \$503/month includes heat, water, parking, snow removal, lawn care, exterior maintenance, building management PLUS access to fantastic amenities including a gym,

tennis court & party room, delivering incredible lifestyle value & affordability. LOCATION, LOCATION, LOCATION! Ideally situated in central SW Calgary just minutes from Anderson LRT Station, Southcentre Mall, Chinook Centre, Fish Creek Park & Glenmore Reservoir. Public transit is conveniently located right outside the complex, making commuting simple & stress-free. Southwood remains one of Calgary's most established & desirable SW communities thanks to its mature trees, excellent accessibility, nearby schools, shopping, parks & strong long-term value. Even better, this WELL-MANAGED complex features a healthy reserve fund of \$2.84M, offering buyers additional confidence & peace of mind. This unit also offers the rare benefit of being truly MOVE-IN READY with renovations already completed, saving you time, money & stress. EXTREME VALUE. PRIME LOCATION. MODERN RENOVATIONS. TURN-KEY CONVENIENCE WITH EXTRA FREE STREET PARKING IN FRONT. WHAT ELSE YOU NEED?