

5212, 315 Southamptton Drive SW  
Calgary, Alberta

MLS # A2194487

\$229,000

Division:	Southwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	818 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 496
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this charming condo, perfect for a first-time homebuyer or a savvy investor! Enjoy the spacious two-bedroom layout with a convenient four-piece bath. The living area features an inviting wood-burning fireplace, ideal for cozy nights in. The updated vinyl plank flooring flows throughout, adding a modern touch. The kitchen offers plenty of cabinets and counter space and a new dishwasher. This complex offers fantastic amenities such as tennis courts, a fitness centre, a racquetball court, and a social area with a kitchen for larger gatherings—perfect for entertaining! Conveniently located at Elbow Drive and Anderson Road, you're close to South Centre Mall, Stoney Trail, and all means of transportation, including LRT. Schools are conveniently nearby, making it a wonderful setting for families. Experience the perfect blend of comfort and convenience in this conveniently located property.