

# \$250,000 - 8206, 315 Southhampton Drive Sw, Calgary

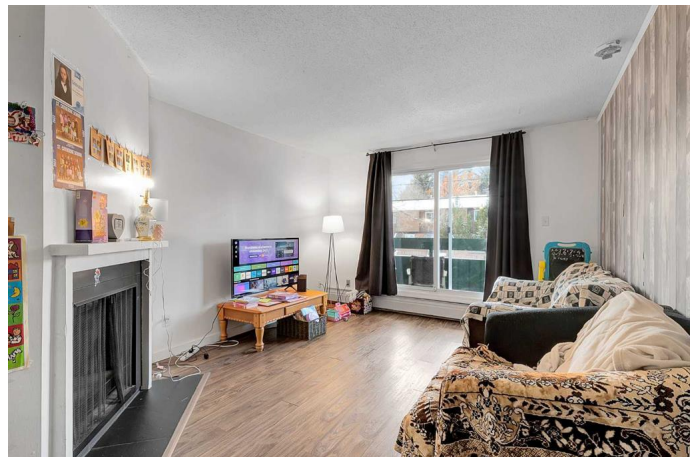
MLS® #A2198769

## \$250,000

2 Bedroom, 2.00 Bathroom, 803 sqft  
Residential on 0.00 Acres

Southwood, Calgary, Alberta

Ideal for First-Time Home Buyers! Welcome to Southhampton Green – a bright and beautifully updated 2-bedroom, 1.5-bath condo that's truly a rare gem! You'll love the spacious, sun-filled layout featuring a cozy corner wood-burning fireplace and a generous dining area. The kitchen has been refreshed with stylish new cabinets, updated countertops, and newer appliances for a modern touch. Enjoy the comfort of upgraded LVP flooring throughout, creating a quiet and inviting atmosphere. Step out onto your private west-facing patio, where you'll soak up the natural light and enjoy easy access to your outdoor storage space. Plus, the in-unit storage has been cleverly transformed into a compact office/den – perfect for working from home. This condo comes with an assigned, well-lit parking stall located near the clubhouse for added convenience. You'll also have access to fantastic amenities, including a fitness center, squash courts, party room, plenty of visitor parking, and more! Renovations are underway on the tennis courts, and the complex has recently added a brand-new playground for added fun. With quick access to major roads, public transit, the LRT, shopping, and services, this location is hard to beat. The complex also offers peace of mind with recent upgrades, including new windows and patio doors (2010) and a FOB entry system. This property has so much to offer – come see for yourself!



Built in 1976

### Essential Information

MLS® #	A2198769
Price	\$250,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	803
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	8206, 315 Southampton Drive Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2T6

### Amenities

Amenities	Fitness Center, Park, Playground, Recreation Room, Snow Removal, Visitor Parking, Racquet Courts
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

# of Stories 3

### **Exterior**

Exterior Features Balcony, Lighting, Barbecue

Roof Tar/Gravel

Construction Wood Frame, Wood Siding

### **Additional Information**

Date Listed March 3rd, 2025

Days on Market 31

Zoning M-C1

### **Listing Details**

Listing Office Town Residential

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