

780-380-6207  
meghan@meghanrobinson.net

1207, 315 Southamptton Drive SW  
Calgary, Alberta

MLS # A2199614



**\$189,900**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	621 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Landscaped, Level		

<b>Heating:</b>	Hot Water, Natural Gas
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Tar/Gravel
<b>Basement:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding
<b>Foundation:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Open Floorplan, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 397
<b>LLD:</b>	-
<b>Zoning:</b>	M-C1
<b>Utilities:</b>	-

**Inclusions:** none

Charming 2nd Floor 1 Bed & 1 Bath Condo with COURTYARD VIEWS & ABUNDANT AMENITIES! Welcome to Unit 1207 at Southamptton Green - This bright & inviting unit faces the courtyard and offers ample storage, making it the ideal combination of comfort and convenience. Step inside the Foyer with an organized closet, ensuring a clutter-free entryway. The updated Kitchen boasts ample counter and cupboard space, SS appliances including a NEW stove, and a tiled backsplash for easy clean-up. A bright Dining area leads seamlessly into the cozy Living Room, where plush carpet flooring and a corner wood-burning fireplace with a mantle create a warm and inviting atmosphere. Large sliding patio doors open to a spacious private Balcony, offering a peaceful outdoor retreat with an adjacent Storage Room for added convenience. The big Bedroom features a bright window for natural light, and a generous closet to keep everything organized. The renovated 4-piece Bathroom includes a soaker tub/shower combo and a vanity with extra storage. Plus, an additional Storage Room with built-in drawers and cabinet ensures you have plenty of space for all your belongings. Outside, residents enjoy exceptional amenities including a Playground, Tennis and Racquet courts, a fully equipped Fitness Centre, and a large Entertainment / Party Room with a full kitchen &mdash; perfect for gatherings and events. The complex is conveniently located near local shopping and amenities, nearby to the C-Train, Southcentre Mall, Downtown, and major roadways such as Deerfoot Trail, Macleod Trail, and Stoney Trail, making commuting a breeze. This unit includes an assigned outdoor parking stall with a PLUG-IN and access to visitor parking for guests. Your monthly condo fees include: Common Area Maintenance, Heat, Insurance, Parking, Professional Management,

Reserve Fund Contributions, Sewer, Snow Removal, AND Water. Don't miss this fantastic opportunity to own a home that checks all the boxes, including a prime location - schedule your private viewing today!