

# \$224,900 - 2206, 315 Southampton Drive Sw, Calgary

MLS® #A2212337

**\$224,900**

2 Bedroom, 1.00 Bathroom, 818 sqft

Residential on 0.00 Acres

Southwood, Calgary, Alberta

Welcome to 2206 - 315 Southampton Green SW, a quiet and spacious home in the very desirable condo community of Southampton Green. Southampton Green offers a rare combination of convenience and lifestyle with an abundance of recreation opportunities. Located close to South Centre Shopping Mall, close to the Anderson LRT station, a short drive to Costco and walking distance to bus service, all levels of schools, parks and playgrounds. This west facing unit is on the second floor and is secure. It is accessible from both the front or back of the building and is closest to the common laundry room. It has a functional two-bedroom layout and offers EXTRA inside STORAGE in addition to the storage that is adjacent to the quiet, spacious and private patio. The living room, kitchen and dining room are great for family fun or entertaining friends. The kitchen is an efficient design that is easy to cook in. The primary bedroom is large and even has a full WALK-IN CLOSET. The second bedroom is excellent for children, roommates or visiting guests. Southampton Green has recreation facilities that you just cannot find in an affordable complex. There's a gym, tennis and basketball court, squash court, exercise room, party room and library. This home comes with TWO ASSIGNED PARKING STALLS. The reasonable condo fee of \$510.06 includes heat, water and sewer. There is a lot of value in this property. Why pay rent when you can start building equity. Call today for your private



viewing. No Dogs are permitted in this complex.

Built in 1976

**Essential Information**

MLS® #	A2212337
Price	\$224,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	818
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	2206, 315 Southampton Drive Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2T6

**Amenities**

Amenities	Clubhouse, Playground, Recreation Facilities, Snow Removal, Fitness Center, Laundry, Parking, Racquet Courts, Recreation Room, Storage, Visitor Parking
Parking Spaces	2
Parking	Assigned, Stall

**Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Baseboard
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Tile, Wood Burning
# of Stories	3

### Exterior

Exterior Features	Balcony, Storage, Basketball Court, Courtyard, Playground, Tennis Court(s)
Construction	Wood Frame, Wood Siding

### Additional Information

Date Listed	April 18th, 2025
Days on Market	18
Zoning	M-C1

### Listing Details

Listing Office	RE/MAX Complete Realty
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