

**44, 287 Southampton Drive SW
Calgary, Alberta****MLS # A2217049****\$384,900**

Division:	Southwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,250 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 394
Basement:	Finished, Full	LLD:	-
Exterior:	Brick	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home		

Inclusions: N/A

Welcome to this charming 3-bedroom townhome boasting nearly 1300 sq. ft. of bright, beautifully designed living space, plus a fully developed basement. Perfectly situated in the most desirable location, backing directly onto tranquil green space, this home offers both privacy and picturesque views—truly an oasis in the city! Step inside to discover a sunny, inviting kitchen filled with natural light, complemented by modern cabinetry and all appliances included. The adjacent dining area seamlessly flows into a cozy living room, where you'll love gathering around the floor-to-ceiling brick fireplace. Patio doors lead you out to your sunny, south-facing private deck overlooking lush, mature trees and green space—ideal for relaxing afternoons and memorable summer BBQs. Upstairs you'll find three generously sized bedrooms, including a spacious primary room with ample closet space. Easy-to-maintain laminate flooring throughout ensures comfort and convenience, with no carpeting in sight. The fully finished basement offers additional versatile space with a roomy recreation area, convenient laundry room, and extra storage. This well-managed complex provides a worry-free lifestyle with amenities such as a covered assigned parking stall, on-site maintenance, landscaping, snow removal, and even a clubhouse/party room available for your special events. A dog run and community park further enhance the welcoming atmosphere. Enjoy unparalleled convenience with quick access to Stoney Trail, Southland Drive, Anderson Road, and 14th Street SW. Within walking distance are top-rated public and Catholic schools, parks, transit options, and only minutes away are exceptional amenities like Southcentre Mall, recreational facilities, diverse restaurants, and more. Warm, inviting, and beautifully maintained—this home is ready to welcome

you. Schedule your private viewing today!