

**7312, 315 southampton Drive
Calgary, Alberta**

MLS # A2249724



\$245,900

Division:	Southwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	822 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 500
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Granite Counters, Storage, Walk-In Closet(s)		

Inclusions: NA

This desirable TOP floor end unit gets great sunlight from its west exposure! With over 820 square feet of space this 2 bedroom 1 bathroom unit has ample space for a home office or the family with children. Entering the unit you are greeted by the large living and dining area, then into your galley style kitchen with upgraded granite countertops a well as a dishwasher. Moving further into the unit you will see the secondary bedroom perfect for home office or kids room, next is the primary bedroom with a HUGE walk-in closet large enough for the whole wardrobe! The 4 piece bathroom has upgraded granite countertop as well, and then you have a large storage room in unit, a well as additional storage room on the large balcony where you can watch the sunset with enough seating for all your friends and family. This community is packed with amenities with an updated clubhouse complete with library, event space, squash court, ping pong table and a full gym! The common area also boasts a basketball court and tennis court. This unit is ideally located in the sought-after community of Southwood minutes away from transit, shopping, southcenter mall, schools parks and more. Book your showing today with your favorite real estate agent! Seller will consider rent to own as well as seller financing OAC.