

**6302, 315 Southamptton Drive SW
Calgary, Alberta**

MLS # A2253509



\$209,900

Division:	Southwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	813 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 496
Basement:	-	LLD:	-
Exterior:	Wood Siding	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Recreation Facilities, Storage, Walk-In Closet(s)		

Inclusions: All shelving

*** OPEN HOUSE SATURDAY SEPT 6TH 3:00-5:00*** This is the one you've been waiting for... A **RENOVATED, TOP FLOOR UNIT FOR ONLY \$209,900!** Excellent value for this spacious 2 bedroom + 1 bathroom home. You will be impressed by the immense amount of storage space and how functional and comfortable this layout is. Tastefully updated throughout with luxury vinyl plank flooring, a neutral colour palette and a gorgeous stone fireplace. The kitchen boasts marble countertops, full height cabinetry, stainless steel appliances, under-mount lighting and a practical coffee bar. Down the hall, you will find a primary bedroom with a huge walk-in closet, a large secondary bedroom and 4 pc washroom, equipped with a linen closet. Oversized, covered balcony features a convenient storage room and the assigned parking stall is located close to the entrance. This is a professionally managed and well maintained complex. Residents have access to a plethora of amenities, including: tennis & basketballs courts, a fitness facility, party room, racquetball courts, a kids playground and visitor parking. The community of Southwood offers simple access to ALL amenities - shopping centres, schools, restaurants, the LRT and major roadways. All this for an affordable price. You will love living here! Book a showing before it's too late and **CHECK OUT THE 3D VIRTUAL TOUR!**