

**5107, 315 Southamptn Drive SW  
Calgary, Alberta**

**MLS # A2277121**



**\$234,900**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	805 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 496
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, See Remarks		

**Inclusions:** Hood Fan

Welcome to your new happy place. This charming main-floor 2-bedroom, 1.5-bath condo blends comfort, convenience, and just the right amount of sass. Whether you're a first-time buyer ready to break up with your landlord or an investor looking for a smart move — this one delivers. No surprises here: heat and water are included in the condo fees. Inside, enjoy a bright open layout, a cozy wood-burning fireplace, and a stylish kitchen with stainless steel appliances and plenty of counter space. The oversized primary bedroom offers generous closet space, while the second bedroom flexes easily as a home office, guest room, or creative studio. Step out to your private west-facing patio — perfect for morning coffee, sunset drinks, or fresh-air breaks — plus extra outdoor storage for life's essentials. And the amenities? They're stacked. Gym, squash court, ping pong, party room, park, and a multipurpose court for tennis, pickleball, or basketball — all right at home. Set in a convenient southwest Calgary location close to schools, shopping, and everyday essentials, this condo checks all the boxes. Stylish, affordable, and full of personality — don't wait on this one.