

**1206, 315 Southampton Drive SW
Calgary, Alberta****MLS # A2278334****\$240,000****Division:** Southwood**Type:** Residential/Low Rise (2-4 stories)**Style:** Apartment-Single Level Unit**Size:** 626 sq.ft. **Age:** 1976 (50 yrs old)**Beds:** 1 **Baths:** 1**Garage:** Stall**Lot Size:** -**Lot Feat:** -**Water:** -**Sewer:** -**Condo Fee:** \$ 403**LLD:** -**Zoning:** M-C1 d75**Utilities:** -**Heating:** Hot Water, Natural Gas**Floors:** Carpet, Ceramic Tile, Cork**Roof:** -**Basement:** -**Exterior:** Wood Frame, Wood Siding**Foundation:** -**Features:** See Remarks**Inclusions:** N/A

Bright and quiet one-bedroom condo on the second floor with a large living area, wood-burning fireplace, and a full-length balcony overlooking green space. The updated kitchen includes modern cabinets and appliances, and the spacious bedroom fits a king-sized bed. Building amenities include a gym, tennis and squash courts, social room, and playground. Shared laundry is on the same floor. Comes with assigned parking and visitor parking. Conveniently located near transit, shopping, recreation, and the LRT. Condo fees cover heat, water, insurance, and exterior maintenance.