

# \$229,800 - 9101, 315 Southhampton Drive Sw, Calgary

MLS® #A2196981

**\$229,800**

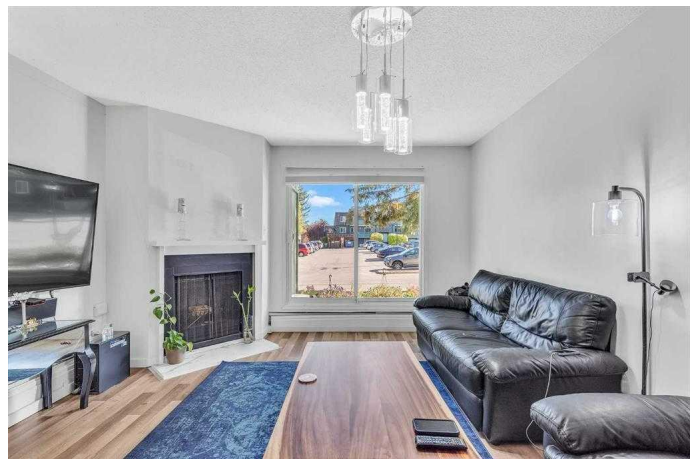
2 Bedroom, 1.00 Bathroom, 822 sqft

Residential on 0.00 Acres

Southwood, Calgary, Alberta

JUST REDUCED!! This is your chance to get in on the ground floor – literally! You can spend warm days lounging on your patio and enjoying the morning sun. Bright updated kitchen with quartz counters, white cupboards, all appliances are included as well as extra kitchen glass-door cabinet. The living room offers a lovely gas fireplace with adjustable blinds, pull them down from the top or up from the bottom and there is a separate dining area with beautiful chandeliers throughout. Primary bedroom is large with a walk-in closet, 4-pce bathroom is very spacious with upgraded shower doors & extra storage closet. You will also find storage within the unit at the front door entrance as well as off the patio. This is an updated 2-bedroom unit for a discerning buyer with low condo fees too. This unit has been a non-smoking and non-animal home. Owner has 1 parking stall & guest parking is right in front of the #9 building, so very convenient. In this complex you have access to shared laundry in the building on the 2nd level, a nice fitness centre & indoor racquetball courts inside the clubhouse, which also features a little library and larger party/event room.

Outdoors is a fabulous tennis court and basketball area! If you need to go somewhere, it's a short 10 min walk to the LRT station. Well cared for complex, no special assessments since this owner has been here, the roof has been replaced, exterior of units recently painted, clubhouse updated, all work



professionally done and managed.

Built in 1976

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2196981    |
| Price          | \$229,800   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 822         |
| Acres          | 0.00        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 9101, 315 Southampton Drive Sw |
| Subdivision | Southwood                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2W 2T6                        |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Fitness Center, Clubhouse, Racquet Courts |
| Parking Spaces | 1                                         |
| Parking        | See Remarks, Stall                        |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s), Recreation Facilities |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings                                     |
| Heating           | Baseboard, Natural Gas, Hot Water                                                                         |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |

|              |                           |
|--------------|---------------------------|
| Fireplaces   | Living Room, Wood Burning |
| # of Stories | 3                         |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Storage, Tennis Court(s) |
| Roof              | Tar/Gravel               |
| Construction      | Wood Frame, Wood Siding  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 44              |
| Zoning         | M-C1            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | RE/MAX Key |
|----------------|------------|

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