

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

MLS # A2240671



\$245,900

Division:	Southwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	805 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water
Floors:	Ceramic Tile, Laminate
Roof:	-
Basement:	-
Exterior:	Wood Frame, Wood Siding
Foundation:	-
Features:	Ceiling Fan(s), Open Floorplan, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 496
LLD:	-
Zoning:	M-C1 d75
Utilities:	-

Inclusions: Hood Fan

Welcome to your new happy place! This charming main-floor 2-bedroom, 1.5-bath condo is the perfect blend of comfort, convenience, and a little extra pizzazz. Whether you're a first-time buyer ready to break up with your landlord, or a savvy investor hunting for your next smart move — this one's got your name on it. No budget shocks here: heat and water are included in the condo fees. Inside, you'll find a bright open layout with a cozy wood-burning fireplace — because who doesn't love a touch of retro charm? The stylish kitchen sparkles with stainless steel appliances, loads of counter space, and a neutral vibe ready for your personal touch. The oversized primary bedroom has all the space you need (and then some) for your wardrobe, workout gear, or secret snack stash. The second bedroom? Totally flexible — perfect for guests, your home office, a creative nook, or all of the above. Slide open the patio doors and enjoy your private west-facing patio — morning coffees, sunset sips, or just soaking up the fresh air. Need extra space? You've got outdoor storage too, because life comes with stuff. But wait… there's more! This complex is loaded with perks: play tennis, pickleball or basketball on the multipurpose court, hit the gym, squash court or ping pong table, throw a party in the party room, or unwind at the on-site park. Tucked into a sweet spot in southwest Calgary, you're close to schools, shopping, and everything you need to live your best life. This one's a vibe — don't wait! Book your showing today and come see why this condo is a total catch. The oversized primary bedroom offers generous closet space—ideal for your wardrobe or seasonal storage. The second bedroom flexes as a home office, guest suite, or creative studio — your call. Step

outside through patio doors to your private west-facing patio—perfect for morning coffee, sunset drinks, or simply enjoying the fresh air. Plus, there's outdoor storage for bikes, seasonal gear, or whatever you need. But wait, there's more! This complex features an array of amenities: a multipurpose court for tennis, pickleball, or basketball, a park, a party room, ping pong, a squash court, and a fully equipped gym. Location-wise, you're in southwest Calgary, close to schools, shopping, and all the essentials. So, whether you're inkling to buy your first home or looking to add a prime property to your portfolio, this condo checks all the boxes. Act fast—call today and schedule your showing!