

# \$234,900 - 9101, 315 Southhampton Drive Sw, Calgary

MLS® #A2196981

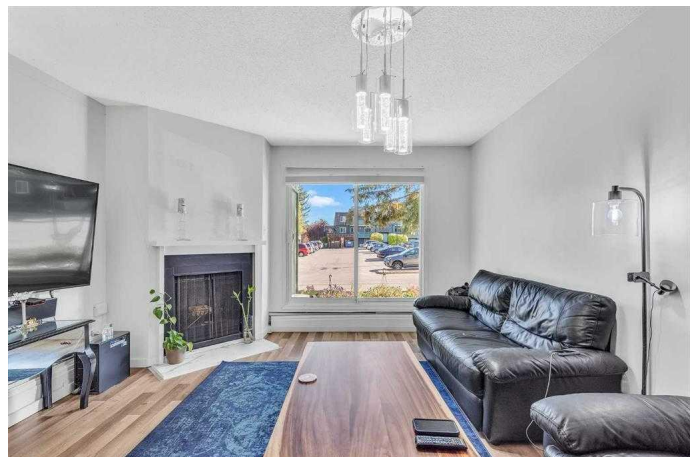
**\$234,900**

2 Bedroom, 1.00 Bathroom, 822 sqft  
Residential on 0.00 Acres

Southwood, Calgary, Alberta

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	\$234,900
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	Clubhouse, Fitness Center, 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	31
Zoning	M-C1

### **Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.