

# \$239,900 - 7110, 315 Southampton Drive Sw, Calgary

MLS® #A2205002

**\$239,900**

2 Bedroom, 2.00 Bathroom, 814 sqft

Residential on 0.00 Acres

Southwood, Calgary, Alberta

First-time buyers and investors â€” you are going to love this 2 BEDROOM, RARE 1.5 BATHROOM GROUND LEVEL UNIT FRONTING ONTO A GREEN SPACE! One of the best buildings within the complex thanks to the close proximity to the amazing amenities. Inside this wonderful home is a NEUTRAL COLOUR PALETTE (painted in 2023), GRANITE COUNTERTOPS THROUGHOUT and UPDATED LUXURY PLANK FLOORING. A private foyer leads to the handy BUILT-IN TECH DESK (with a granite countertop) providing a tucked away space for work, study or catching up on emails. The kitchen is well laid out with lots of counterspace, an oversized crushed granite sink, granite countertops and clear sightlines into the dining room, perfect for entertaining. Sit back and relax in front of the charming WOOD-BURNING FIREPLACE in the inviting living room. Patio sliders lead to the expansive PATIO for casual barbecues and time spent unwinding with GREEN SPACE VIEWS as the backdrop. A PRIVATE STORAGE ROOM is to the side, securely storing all your seasonal items. The primary bedroom is equipped with a private ensuite (rare for this complex!). A second spacious and bright bedroom and a 4-piece bathroom further add to your convenience. Ideally located within this AMENITY-RICH COMPLEX with laundry facilities in every building, assigned parking, loads of visitor stalls and a variety of recreational opportunities including TENNIS AND BASKETBALL COURTS, A



PLAYGROUND, A WELL-EQUIPPED FITNESS CENTRE, A SQUASH COURT, A LIBRARY AND A SOCIAL/PARTY ROOM for hosting large events or gathering with friendly neighbours. Phenomenally located WITHIN WALKING DISTANCE TO THE ANDERSON LRT STATION, great schools, a skate park, a baseball diamond, an off-leash dog park and much more. Southwood is a wonderful community that invites you to take a stroll around the neighbouring Glenmore Reservoir, get active at Southland Leisure Centre or enjoy the day shopping at Southcentre Mall or at one of the many shopping destinations throughout the community. Truly an outstanding location giving you the best of both worlds!

Built in 1976

### **Essential Information**

MLS® #	A2205002
Price	\$239,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	814
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	7110, 315 Southampton Drive Sw
Subdivision	Southwood
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2W 2T6

### Amenities

Amenities	Clubhouse, Fitness Center, Park, Parking, Playground, Visitor Parking, Laundry, Party Room, Racquet Courts, Recreation Facilities
Parking Spaces	1
Parking	Assigned, Off Street, Stall

### Interior

Interior Features	Granite Counters, No Smoking Home, Soaking Tub, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard, Natural Gas, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	3
Basement	None

### Exterior

Exterior Features	Playground, Basketball Court, Tennis Court(s)
Lot Description	Many Trees
Roof	Cedar Shake
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 25th, 2025
Days on Market	24
Zoning	M-C1

### Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.