



# 315 Southhampton Drive Calgary Alberta

\$254,999

Amazing opportunity to invest in real estate!!!!!!!!!!!! First time home owners, don't miss it. Welcome to Southhampton Green!!!! Great ground floor, corner unit, with 2 bed 1 bath. Private patio to enjoy your morning sunshine with coffee & outdoor gardening. With extra wide patio doors, that brings in the morning sunlight, Living room & dining room are bright. Cozy wood burning corner fireplace. Master bedroom is generous sized, easy to fit a king sized bed & features a HUGE walk-in closet. Kitchen has quartz counter top with stylish backsplash, newer appliances, newer tiles in kitchen, washroom & at the entrance. Paint done last year. Newer flooring all over the condo. Tons of storage with inside Pantry, closets + additional exterior storage room on the patio. This QUIET and FAMILY-FRIENDLY complex offers a TON OF AMENITIES including a Playground , a FITNESS CENTRE, CLUBHOUSE with Party Room, Basketball Court, Tennis Court, Squash Court, Table Tennis, even Hopscotch and Four Square! All utilities are included in the condo fee except electricity. This building is very well maintained by Simco management, with good amount of reserve fund. Ample visitors parking. This complex is just beside bus stops and within WALKING DISTANCE TO the Anderson C-Train Station to access the University of Calgary , SAIT and Downtown in just one train ride. Hurry up!!!! This won't last long.....

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Living room 13.00 Ft x 12.75 Ft

Kitchen 9.00 Ft x 7.58 Ft

Dining room 8.25 Ft x 9.33 Ft

Primary Bedroom 12.58 Ft x 10.17 Ft

Other 6.75 Ft x 6.08 Ft

Bedroom 10.50 Ft x 9.00 Ft

4pc Bathroom 10.17 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
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## RE/MAX®

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(CENTRAL)**

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