

# \$209,900 - 6302, 315 Southhampton Drive Sw, Calgary

MLS® #A2253509

**\$209,900**

2 Bedroom, 1.00 Bathroom, 813 sqft

Residential on 0.00 Acres

Southwood, Calgary, Alberta

This is the one you've been waiting for... A **RENOVATED, TOP FLOOR UNIT** FOR ONLY \$209,900! Excellent value for this spacious 2 bedroom + 1 bathroom home. You will be impressed by the immense amount of storage space and how functional and comfortable this layout is. Tastefully updated throughout with luxury vinyl plank flooring, a neutral colour palette and a gorgeous stone fireplace. The kitchen boasts marble countertops, full height cabinetry, stainless steel appliances, under-mount lighting and a practical coffee bar. Down the hall, you will find a primary bedroom with a huge walk-in closet, a large secondary bedroom and 4 pc washroom, equipped with a linen closet. Oversized, covered balcony features a convenient storage room and the assigned parking stall is located close to the entrance. This is a professionally managed and well maintained complex. Residents have access to a plethora of amenities, including: tennis & basketballs courts, a fitness facility, party room, racquetball courts, a kids playground and visitor parking. The community of Southwood offers simple access to ALL amenities - shopping centres, schools, restaurants, the LRT and major roadways. All this for an affordable price. You will love living here! Book a showing before it's too late and **CHECK OUT THE 3D VIRTUAL TOUR!**

Built in 1976



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2253509          |
| Price          | \$209,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 813               |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 6302, 315 Southampton Drive Sw |
| Subdivision | Southwood                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2W 2T6                        |

## Amenities

|                |                                                                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Coin Laundry, Fitness Center, Party Room, Playground, Recreation Facilities, Recreation Room, Trash, Visitor Parking, Game Court Interior, Racquet Courts |
| Parking Spaces | 1                                                                                                                                                                    |
| Parking        | Stall                                                                                                                                                                |

## Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Recreation Facilities, Storage, Walk-In Closet(s)        |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                 |
| Cooling           | None                                                                                      |
| Fireplace         | Yes                                                                                       |
| # of Fireplaces   | 1                                                                                         |
| Fireplaces        | Decorative, Wood Burning                                                                  |

# of Stories                3

## **Exterior**

Exterior Features    Balcony, Playground, Tennis Court(s)

Construction        Wood Siding

## **Additional Information**

Date Listed            September 4th, 2025

Days on Market      9

Zoning                M-C1 d75

## **Listing Details**

Listing Office        MaxWell Capital Realty

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