

# \$260,000 - 6112, 315 Southhampton Drive Sw, Calgary

MLS® #A2202782

**\$260,000**

3 Bedroom, 2.00 Bathroom, 989 sqft  
Residential on 0.00 Acres

Southwood, Calgary, Alberta

Welcome to Southampton Green, where convenience meets community! This condo offers the rare opportunity to own a three bedroom, one and a half bathroom unit with an exceptional combination of modern amenities and an unbeatable location. The main bathroom was remodeled in 2022, and the kitchen has a new dishwasher and stove replaced in 2022. This unit comes with two assigned parking stalls close to the spacious patio that contains extra storage and an entrance. Residents enjoy access to tennis courts, a squash court, basketball court, gym, and a clubhouse equipped with a kitchen and library, perfect for gatherings or relaxation. In-building laundry facilities ensure convenience for daily living.

The location is truly ideal, with Anderson Station just a 10-minute walk away, making commuting seamless. Southcentre Mall, also a 10-minute walk, provides shopping, dining, and entertainment options, while the beautiful Fish Creek Park is only 15 minutes away for nature enthusiasts. Families will appreciate having excellent schools within a one-block radius, including Ethel M Elementary, Panabaker Junior High, and E.P. Scarlett High School, offering educational options from kindergarten through high school.

Condo fees cover all-season landscaping, weekly building cleaning, laundry room maintenance, electricity, and all necessary repairs and enhancements, ensuring a hassle-free lifestyle. The condo corporation



has a healthy reserve fund helping to provide a strong piece of mind. Recent updates include the replacement of stairs in 2024, as well as roof replacement and building painting during 2020-2021. The condo board has also stated that they want to update the playground this year. Experience the perfect blend of lifestyle and location at Southampton Green—your new home awaits!

Built in 1976

### Essential Information

MLS® #	A2202782
Price	\$260,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	989
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	6112, 315 Southampton Drive Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W2T6

### Amenities

Amenities	Clubhouse, Fitness Center, Playground, Snow Removal, Visitor Parking, Racquet Courts
Parking Spaces	2

Parking Off Street, Stall

### **Interior**

Interior Features Laminate Counters  
Appliances Dishwasher, Refrigerator, Electric Oven  
Heating Baseboard  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
# of Stories 3

### **Exterior**

Exterior Features Basketball Court, Playground, Tennis Court(s)  
Roof Tar/Gravel  
Construction Wood Frame, Wood Siding

### **Additional Information**

Date Listed March 17th, 2025  
Days on Market 16  
Zoning M-C1

### **Listing Details**

Listing Office Real Estate Professionals Inc.

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