

# \$239,900 - 7211, 315 Southhampton Drive Sw, Calgary

MLS® #A2234865

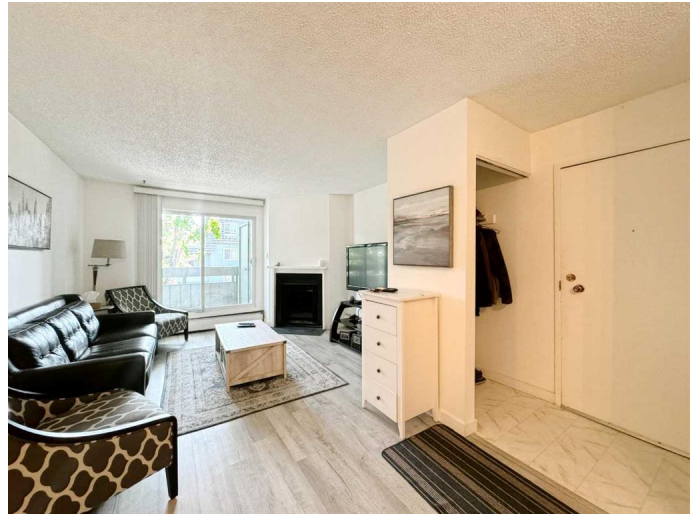
**\$239,900**

2 Bedroom, 1.00 Bathroom, 835 sqft

Residential on 0.00 Acres

Southwood, Calgary, Alberta

PRICE REDUCED, IT'S TIME TO MAKE YOUR MOVE! Welcome home to your fully renovated and move-in ready 2-bedroom condo in the heart of desirable Southwood. This unit has been tastefully cared for with renovations that go above and beyond, featuring a modern kitchen with stainless steel appliances, updated bathroom including ceramic tile flooring along with ample linen storage, living room with a beautiful fireplace, luxury vinyl plank flooring throughout the general living space and a massive walk in closet in the master bedroom! Enjoy a versatile and functional layout with spacious living and dining areas, plus a private balcony as well. This well-managed complex offers fantastic amenities including a fitness centre, squash and tennis courts, and party room as well. Low condo fees as well! Conveniently located near schools, parks, shopping (including Southcentre and Chinook Mall), and Anderson/Southland LRT's. Quick access to MacLeod Trail, Elbow Drive, Stoney and Deerfoot makes getting around the city a breeze. This home is a perfect choice for first-time buyers, downsizers, or investors—don't miss out! View TODAY! Some photos may be virtually staged/have furniture removed



Built in 1976

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2234865          |
| Price          | \$239,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 835               |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 7211, 315 Southampton Drive Sw |
| Subdivision | Southwood                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2W 1G7                        |

### Amenities

|                |                                                                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Snow Removal, Storage, Trash, Visitor Parking, Clubhouse, Fitness Center, Game Court Interior, Laundry, Parking, Party Room, Racquet Courts, Recreation Room |
| Parking Spaces | 1                                                                                                                                                            |
| Parking        | Stall                                                                                                                                                        |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Storage                       |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating           | Baseboard                                                                      |
| Cooling           | None                                                                           |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 1                                                                              |
| Fireplaces        | Wood Burning                                                                   |
| # of Stories      | 3                                                                              |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Balcony, Storage, Tennis Court(s) |
| Construction      | Wood Frame                        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 42              |
| Zoning         | M-C1 d75        |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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