

# \$245,900 - 7312, 315 Southhampton Drive, Calgary

MLS® #A2249724

**\$245,900**

2 Bedroom, 1.00 Bathroom, 822 sqft

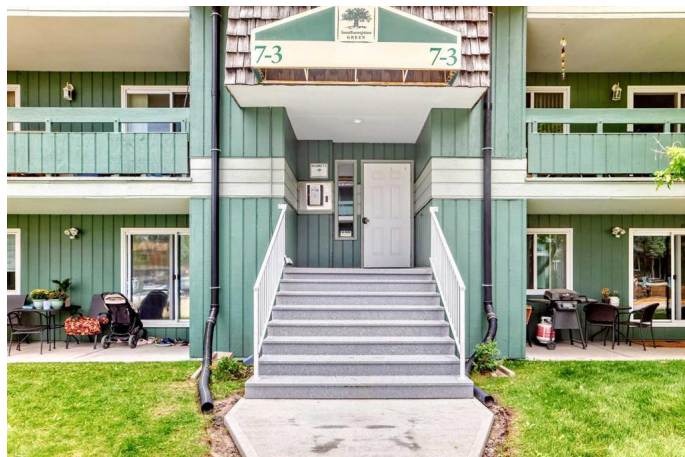
Residential on 0.00 Acres

Southwood, Calgary, Alberta

This desirable TOP floor end unit gets great sunlight from its west exposure! With over 820 square feet of space this 2 bedroom 1 bathroom unit has ample space for a home office or the family with children. Entering the unit you are greeted by the large living and dining area, then into your galley style kitchen with upgraded granite countertops as well as a dishwasher. Moving further into the unit you will see the secondary bedroom perfect for home office or kids room, next is the primary bedroom with a HUGE walk-in closet large enough for the whole wardrobe! The 4 piece bathroom has upgraded granite countertop as well, and then you have a large storage room in unit, as well as additional storage room on the large balcony where you can watch the sunset with enough seating for all your friends and family. This community is packed with amenities with an updated clubhouse complete with library, event space, squash court, ping pong table and a full gym! The common area also boasts a basketball court and tennis court. This unit is ideally located in the sought-after community of Southwood minutes away from transit, shopping, southcenter mall, schools parks and more. Book your showing today with your favorite real estate agent! Seller will consider rent to own as well as seller financing OAC.

Built in 1976

## Essential Information



MLS® #	A2249724
Price	\$245,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	822
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	7312, 315 Southampton Drive
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2T6

### Amenities

Amenities	Clubhouse, Fitness Center, Racquet Courts, Visitor Parking
Parking Spaces	1
Parking	Stall, Assigned

### Interior

Interior Features	Granite Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Refrigerator
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3

### Exterior

Exterior Features	Balcony, Courtyard, Basketball Court, Tennis Court(s)
Construction	Wood Frame, Wood Siding

**Additional Information**

Date Listed	August 19th, 2025
Days on Market	1
Zoning	M-C1 d75

**Listing Details**

Listing Office	Comox Realty
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