

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

MLS® #A2249724

**\$245,900**

2 Bedroom, 1.00 Bathroom, 822 sqft

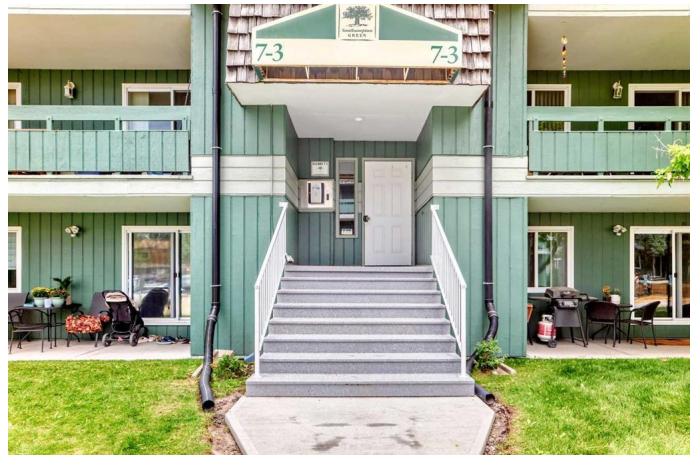
Residential on 0.00 Acres

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      | Fitness Center, Visitor Parking, Clubhouse, Racquet Courts |
| 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 | 77                |
| Zoning         | M-C1 d75          |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Comox Realty |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.