

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

MLS® #A2234865

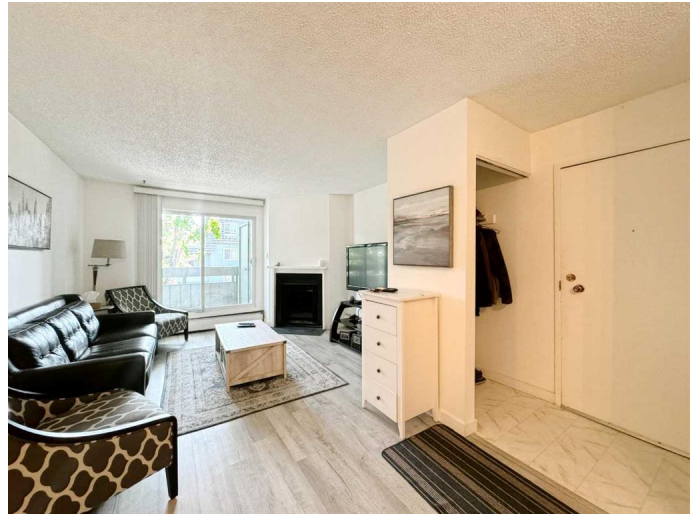
**\$239,900**

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      | Clubhouse, Fitness Center, Parking, Racquet Courts, Recreation Room, Snow Removal, Storage, Trash, Visitor Parking, Game Court Interior, Laundry, Party 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 | 89              |
| Zoning         | M-C1 d75        |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR 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.