2306 315 Southampton Drive SW

Calgary | Active | MLS® A2334076

$170,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1976**	**833 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

Welcome to this bright and spacious west facing condo in the heart of Southwood at Southampton Green, offering incredible value for first time buyers, investors, or anyone looking to add their own personal touch, all for under $200,000. This well laid out 2 bedroom, 1 bathroom unit features a generous living area centred around a cozy wood burning fireplace, the perfect place to unwind, with direct access to the private, covered, oversized west facing patio that even includes an additional walk in storage space. The functional kitchen offers plenty of space as is, or could make an ideal future renovation. The large primary bedroom features a spacious walk in closet and plenty of room for larger furniture. Additionally, you'll find an ample sized second bedroom, a 4 pc bathroom, and a second in unit storage area. Step outside to your oversized patio and enjoy a glass of wine or your morning coffee. Convenient parking is located just outside the building, with plenty of visitor parking available as well. This well managed complex offers an impressive selection of amenities including tennis courts, basketball courts, racquetball courts, a fitness centre, a party room with a full kitchen, and a playground. Low condo fees include heat, water, parking, snow removal, exterior maintenance, and access to all of the community amenities. Located just minutes from Southcentre Mall, Anderson LRT Station, schools, restaurants, Fish Creek Park, Glenmore Reservoir, and major routes including Stoney Trail and Deerfoot Trail, this is an outstanding opportunity to own in one of Calgary's most convenient southwest communities. Book your private showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2334076
Bedrooms	2
Bathrooms	1
Year Built	1976
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	833 sq. ft.
Main Level Finished Area:	833 sq. ft.
Condo Fee:	$518.25
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	West
Floor Location:	Other
Entry Level:	2
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1976 (Age: 50)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	9813260
Heating:	Baseboard
New Constr.:	No
Construction Material:	Mixed
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No

Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Living Room, Wood Burning
Garage:	No
Parking:	Additional Parking, Assigned, Parking Lot, Paved, Plug-In, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Common Area
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Southampton Green
Community:	Southwood
Amenities:	Clubhouse, Coin Laundry, Fitness Center, Laundry, Park, Parking, Party Room, Playground, Racquet Courts, Recreation Room, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions, Cats OK
Main Floor	Bedroom · 12'9" × 9'1" ·
Main Floor	Dining Room · 13'8" × 12'11" ·
Main Floor	Kitchen · 9'1" × 8'2" ·
Main Floor	Living Room · 13' × 11'6" ·
Main Floor	Bedroom - Primary · 12'9" × 10'4" ·
Main Floor	Storage · 5'9" × 3'8" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Closet Organizers, See Remarks, Storage
Exterior Features:	Balcony, Basketball Court, Courtyard, Lighting, Playground, Storage
Patio And Porch Features:	Balcony(s), Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C1 d75
Listed Date:	Aug 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2306-315-southampton-drive-sw-calgary-a2334076/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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