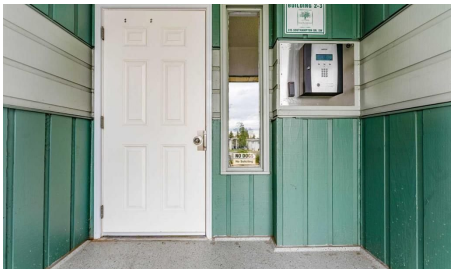
2312 315 Southampton Drive SW

Calgary | Active | MLS® A2343543

$224,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1976**	**828 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by URBAN-REALTY.ca

A closer look

Welcome to Southampton Green, one of Southwood's most desirable condo communities. This beautifully renovated 2-bedroom, almost 830 sq. ft. third-floor condo offers the perfect combination of modern updates, functional living space, and exceptional value in Southwest Calgary.

Step inside to discover a bright, open-concept layout featuring updated flooring, modern trim, and stylish finishes throughout. The spacious living room is centered around a charming wood-burning fireplace, creating a warm and inviting atmosphere for relaxing or entertaining. Large patio doors lead to your private balcony, where you can enjoy peaceful views and morning coffee overlooking the mature surroundings.

The fully renovated kitchen is designed for both style and practicality, showcasing contemporary cabinetry, modern countertops, upgraded fixtures, and stainless-steel appliances. Adjacent to the kitchen, the dining area flows seamlessly into the living space, enhancing the home's open and airy feel.

Both bedrooms are generously sized and feature updated finishes, while the renovated bathroom boasts modern tilework, an upgraded vanity, and contemporary lighting.

Residents of Southampton Green enjoy an impressive range of amenities, including a fitness centre, squash court, party room, common laundry facilities, and beautifully maintained grounds surrounded by mature trees and green space. The unit also includes an assigned outdoor parking stall for added convenience.

Ideally located close to transit, schools, shopping, Macleod Trail, Anderson Road, and Fish Creek Park, this move-in-ready home offers outstanding accessibility and lifestyle convenience.

Whether you're a first-time homebuyer, downsizer, or investor, this turnkey condo presents an excellent opportunity to own in a well-established and highly sought-after Southwest Calgary community.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343543
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:	828 sq. ft.
Condo Fee:	$518.25
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Top
Entry Level:	3
Stories Total:	3
Levels:	Single Level Unit
End Unit:	No One Above
Total Rooms Above Grade:	4
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, Natural Gas
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame, Wood Siding
Structure Type:	Low Rise (2-4 stories)
Roof:	Tar/Gravel
Ensuite:	No
Flooring:	Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	No
Parking:	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:	Elevator(s), Fitness Center, Game Court Interior, Laundry, Park, Playground, Racquet Courts, Recreation Room, Snow Removal, Visitor Parking
Appliances:	Dishwasher, Microwave, Oven, Refrigerator
Inclusions:	Shelving in the storage room
Restrictions:	See Remarks
Pets Allowed:	Restrictions, Cats OK

Main Floor	Living Room · 16'7" × 12'10" ·
Main Floor	Dining Room · 9'5" × 8'7" ·
Main Floor	Bedroom · 12'8" × 9'1" ·
Main Floor	Bedroom - Primary · 12'8" × 10'4" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Balcony, Basketball Court, Tennis Court(s)
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C1 d75
Listed Date:	Sep 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2312-315-southampton-drive-sw-calgary-a2343543/

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

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.