

# \$384,900 - 17, 287 Southampton Drive Sw, Calgary

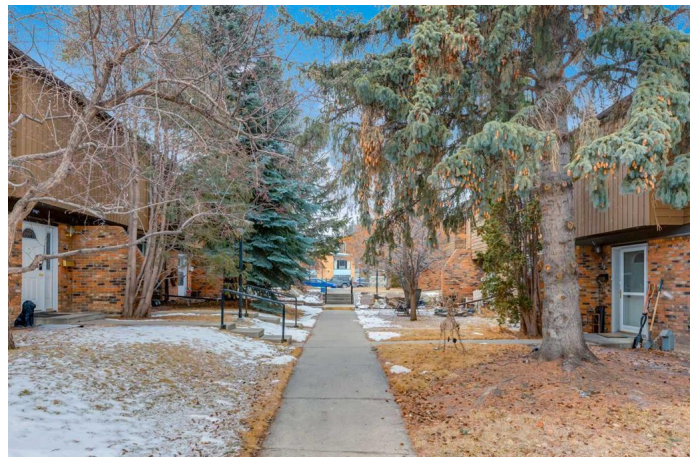
MLS® #A2202873

**\$384,900**

4 Bedroom, 3.00 Bathroom, 1,264 sqft  
Residential on 0.00 Acres

Southwood, Calgary, Alberta

This seriously sweet townhome in super sought after Southwood is now available! This 4 bedroom (3 up and 1 in basement with non-egress window), 2.5 bath END unit townhome is one of the largest in the well-established Prairie Meadows complex. The complex is beautifully landscaped with mature trees and charming walkways which create a park-like setting. Once you step inside this welcoming home you will discover a functional main floor layout starting with a naturally bright kitchen with a window over the sink and white appliances. The kitchen flows into the inviting dining room that can easily accommodate dinner guests and seamlessly connects the well-appointed living room making it great for entertaining. The wood burning brick fireplace in the living room creates a cozy ambiance during the Winter months and the sliding glass door leads to the semi-private back deck where you can BBQ, eat al fresco or just relax as you soak in the fresh air and sunshine. Youâ€™ll also find a great sized storage locker which is perfect for storing bicycles and other outdoor equipment/deck furnishings on the side of the deck. A ½ bath rounds out the main floorâ€™s offerings. Upstairs are 2 very spacious bedrooms with great closets as well as an ample sized primary bedroom with plenty of closet and storage space. A 4 piece bathroom with a large vanity and tiled tub surround completes the upper level. The fully finished basement boasts an expansive



laundry room with extra storage space, a great sized rec room, 3 piece bath with corner shower and a 4th bedroom (with non-egress sized window). Park your vehicle in the covered assigned parking stall and enjoy all that townhouse living has to offer including having someone else shovel the snow and mow the grass. This is a pet friendly complex (board approval needed for all pets) located just minutes away from off leash dog parks so if you're looking for a home for both you and your furry family members this could be a great fit. Outdoor enthusiasts will love the close proximity to both Fish Creek Park and Weaselhead flats/the Glenmore reservoir. Commuters will love the quick access to major roadways including Stoney Trail, Southland Drive, Anderson Road and 14th Street SW as well as the ability to park and ride or walk to Anderson LRT Station. You'll have a myriad of amenities close by including Southcentre Mall, Southland & Trico leisure centres, restaurants, public libraries, playgrounds and parks, schools, Rockyview Hospital and the list goes on. This is a fabulous opportunity for those wanting exceptional value and ample living space in a fantastic location to call home or to add to their investment portfolio. Many major items have been replaced including the furnace (2023), hot water heater (2020) and both the washer and dryer (2021). (All photos are from when unit was empty before current tenant moved in)

Built in 1975

### **Essential Information**

MLS® #	A2202873
Price	\$384,900
Bedrooms	4
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,264
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	17, 287 Southampton Drive Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2N5

### **Amenities**

Amenities	Trash
Parking Spaces	1
Parking	Carport, Stall

### **Interior**

Interior Features	No Smoking Home, Storage, Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Storage
Lot Description	Backs on to Park/Green Space, Front Yard, Landscaped, Street Lighting, Treed

Roof	Asphalt
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	11
Zoning	M-CG

### **Listing Details**

Listing Office	CIR Realty
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