

# \$384,900 - 44, 287 Southhampton Drive Sw, Calgary

MLS® #A2217049

**\$384,900**

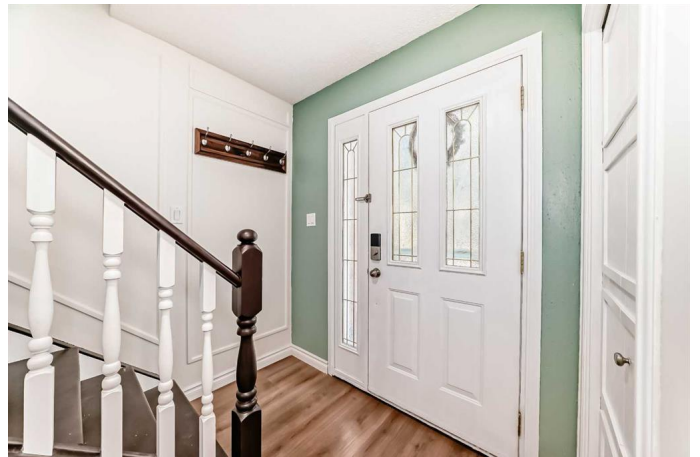
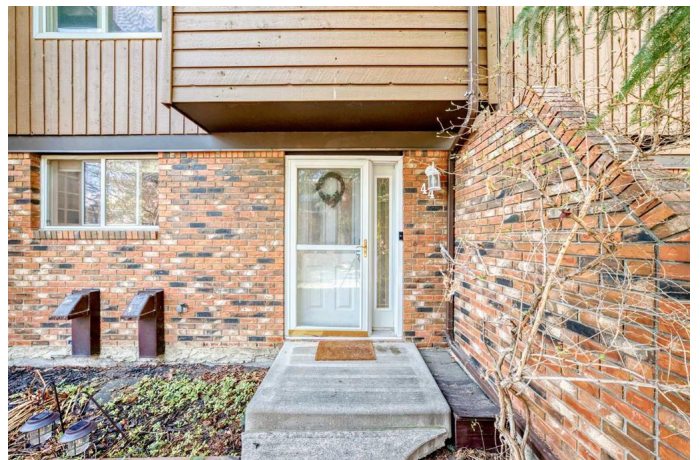
3 Bedroom, 2.00 Bathroom, 1,250 sqft  
Residential on 0.00 Acres

Southwood, Calgary, Alberta

Welcome to this charming 3-bedroom townhome boasting nearly 1300 sq. ft. of bright, beautifully designed living space, plus a fully developed basement. Perfectly situated in the most desirable location, backing directly onto tranquil green space, this home offers both privacy and picturesque views—truly an oasis in the city!

Step inside to discover a sunny, inviting kitchen filled with natural light, complemented by modern cabinetry and all appliances included. The adjacent dining area seamlessly flows into a cozy living room, where you'll love gathering around the floor-to-ceiling brick fireplace. Patio doors lead you out to your sunny, south-facing private deck overlooking lush, mature trees and green space—ideal for relaxing afternoons and memorable summer BBQs. Upstairs you'll find three generously sized bedrooms, including a spacious primary room with ample closet space.

Easy-to-maintain laminate flooring throughout ensures comfort and convenience, with no carpeting in sight. The fully finished basement offers additional versatile space with a roomy recreation area, convenient laundry room, and extra storage. This well-managed complex provides a worry-free lifestyle with amenities such as a covered assigned parking stall, on-site maintenance, landscaping, snow removal, and even a clubhouse/party room available for your special events. A dog run and community park further enhance the welcoming atmosphere. Enjoy unparalleled



convenience with quick access to Stoney Trail, Southland Drive, Anderson Road, and 14th Street SW. Within walking distance are top-rated public and Catholic schools, parks, transit options, and only minutes away are exceptional amenities like Southcentre Mall, recreational facilities, diverse restaurants, and more. Warm, inviting, and beautifully maintained—this home is ready to welcome you. Schedule your private viewing today!Â Â

Built in 1975

### Essential Information

MLS® #	A2217049
Price	\$384,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,250
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	44, 287 Southampton Drive Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2N5

### Amenities

Amenities	Recreation Room
Parking Spaces	1

Parking	Stall
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## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Playground
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	3
Zoning	M-CG

## Listing Details

Listing Office	Homecare Realty Ltd.
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