



**GRASSROOTS**  
REALTY GROUP

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**315, 2000 Somervale Court SW  
Calgary, Alberta**

**MLS # A2227975**



**\$334,800**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	844 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 528
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** N/A

Welcome to this beautifully updated and move-in ready condo in desirable Somerset SW! Offering 844 SqFt of bright and spacious living, this unit features an open-concept layout with freshly painted walls and luxury vinyl plank flooring throughout. The primary bedroom includes a walk-through closet and a private 4-piece ensuite. Secondary bedrooms are smartly positioned on the opposite side of the living room for added privacy. The fully renovated kitchen boasts brand new Quartz countertops, modern cabinetry, a double-bowl stainless steel sink with a sleek new faucet, and all-new stainless steel appliances—including a dishwasher, electric stove, refrigerator, and microwave hood fan. Both bathrooms have also been updated with new Quartz countertops and contemporary cabinetry. The unit includes in-suite laundry with a spacious storage room. Condo fees cover all utilities except internet and cable, offering great value. Just a 4-minute walk to Shawnessy LRT and close to grocery stores, restaurants, public library, YMCA/Cardel Rec Centre, and easy access to Stoney Trail. This exceptionally clean unit offers quick possession.