



**GRASSROOTS**  
REALTY GROUP

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**303, 1000 Somervale Court SW  
Calgary, Alberta**

**MLS # A2231788**



**\$309,000**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	857 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 565
<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>	Elevator, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

SOMERSET CROSSING!! BRIGHT, ELEGANT, SPACIOUS UNIT ON 3RD FLOOR. 2 ASSIGNED PARKING STALLS #37 & 38. This West-Facing Condo Has Been Lovingly Cared For And Offers a Bright, Open Floor Plan. Generous Kitchen with New countertop backsplash and appliance, Upgraded Hood Fan and Backsplash. RICH LOOKING LAMINATE FLOORING. New Light Fixtures Throughout Home. Spacious Covered Balcony w/Gas Line to BBQ. In-Suite Laundry. All Bedrooms Spacious. View Off West-Facing Room. Only Steps To Transit, LRT, Fabulous Shopping And All Amenities. WELCOME HOME!! Condo fees include electricity, water and heat. Call today for private viewing