

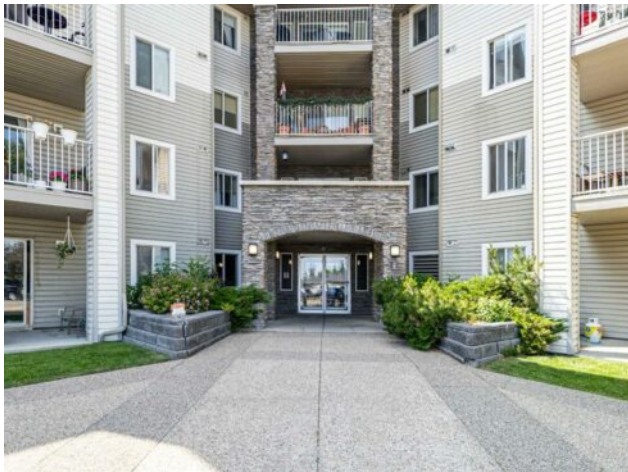


GRASSROOTS
REALTY GROUP

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109, 1000 Somervale Court SW
Calgary, Alberta

MLS # A2233798



\$294,900

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	831 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 550
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2 d75
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions:	N/A
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openhouse july 12 and 13 from 12-2 pm, Nestled on a quiet street in the desirable community of Somerset, this spacious corner suite offers comfort, convenience, and a vibrant neighbourhood atmosphere. Located on the main level, facing the green belt, the home features an open floor plan with a sunny, spacious living room, a generous kitchen, and in-suite laundry, plus two parking stalls. All bedrooms offer ample space. Enjoy walking distance to the LRT station, Somerset Waterpark, public library, shopping center, and Somerset School, with quick access to Macleod Trail, Deerfoot Trail, and Stoney Trail. Less than 5-minute drive to elementary schools, high school, and the shopping mall, this home is surrounded by great neighbours, parks, and scenic green paths. Book your showing today and welcome home!