



**GRASSROOTS**  
REALTY GROUP

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102, 2000 Somervale Court SW  
Calgary, Alberta

MLS # A2235979



**\$325,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Somerset                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 883 sq.ft.                         | Age:   | 2001 (24 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Stall                              |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                               |            |          |
|-------------|-------------------------------|------------|----------|
| Heating:    | Baseboard, Natural Gas        | Water:     | -        |
| Floors:     | Carpet, Tile                  | Sewer:     | -        |
| Roof:       | -                             | Condo Fee: | \$ 548   |
| Basement:   | -                             | LLD:       | -        |
| Exterior:   | Concrete, Stone, Vinyl Siding | Zoning:    | M-C2 d75 |
| Foundation: | -                             | Utilities: | -        |
| Features:   | Laminate Counters             |            |          |

Inclusions: n/a

Here's your opportunity to own a corner 2 bedroom, 2 bath unit within a few minutes walking distance to Shawnessy LRT! Located on the ground floor of Building 2000, this condo offers a bright and spacious layout that's perfect for entertaining. The open layout of the kitchen and living area feels comfortable with lots of natural sunlight coming in from the windows and patio doors. The bedrooms are located across from each other allowing more privacy between the rooms. It also includes in-suite laundry with ample storage space. This unit is available for a quick possession and the BONUS: condo fees covers all utilities except internet and cable! Whether you are looking for an investment property or a place for yourself this condo offers both value and convenience. Location is another plus with amenities like groceries, fitness centre, library and restaurants within close proximity. Contact your realtor and schedule a showing ASAP! Vacant and easy to show.