



**GRASSROOTS**  
REALTY GROUP

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112, 2000 Somervale Court SW  
Calgary, Alberta

MLS # A2240749



**\$294,900**

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	835 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 520
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	M-C2 d75
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions:	N/a
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Welcome to this spacious ground floor 2 bed, 2 bath end unit in the heart of Somerset! Enjoy an open-concept layout with a functional kitchen, bright living area, and direct access to a private patio—perfect for morning coffee or easy pet access. The primary bedroom features a walk-through closet and private ensuite. This unit includes in-suite laundry, assigned parking, and is part of a well-managed building with condo fees that cover electricity, heat, gas, and maintenance. Just steps from the LRT, shopping, restaurants, and parks—ideal for first-time buyers, downsizers, or investors!