



GRASSROOTS
REALTY GROUP

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**311, 3000 Somervale Court SW
Calgary, Alberta**

MLS # A2243609



\$319,000

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

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 566
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Somerset Crossing! This spacious and well-maintained 2-bedroom, 2-bathroom end-unit condo offers over 844 sqft of comfortable living space, complete with titled underground heated parking and a titled storage space, a fantastic opportunity for first-time buyers, downsizers, or investors. The unit features an open-concept layout with a functional kitchen offering plenty of counter space, a generous dining area, and a cozy living room flooded with natural lights and access to a north-facing balcony, keeping the space bright yet cool during summer. The primary bedroom includes a walk-through closet and private 4-piece ensuite, while the second bedroom works perfectly as a guest room or home office. Additional highlights include newer flooring (2017), and a newer set washer & dryer (2021). Located just a 2-minute walk to the Somerset LRT station, and with quick access to MacLeod and Stoney Trail, the location is unbeatable. You're also close to YMCA, library, grocery stores, restaurants, shops, and schools. Condo fees include all utilities, making ownership both simple and affordable. Don't miss out, book your showing today and make Somerset Crossing your new home!