



GRASSROOTS
REALTY GROUP

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**111, 2000 Somervale Court SW
Calgary, Alberta**

MLS # A2243977



\$310,000

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	842 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Outside, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Radiant	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 528
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C2 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: None

Welcome to Somerset Crossing, ideally situated right next to the C-train and walking distance to absolutely every amenity you will ever need. Condo fee's cover ALL UTILITIES in the charming unit. Recent upgrades include new kitchen and bathroom countertops with sinks, wide vinyl plank flooring, new microwave, new stackable washer / dryer and recently painted throughout. This 850 sqft 2-bed, 2-bath unit is on the main floor next to elevator, mail boxes and main entrance, all while providing direct outdoor access for moving, coming and going and guest entry. With a 4-piece en-suite, in-suite laundry with a decent size storage and a large entry foyer this unit gets tough to beat. The open-concept floor plan creates a warm and inviting atmosphere and the generous sized living room is perfect for relaxation and entertainment as it seamlessly opens to a large covered outdoor space. Situated in one of the most sought-after areas in South Calgary, this complex is just minutes away from a C-train station, the Shawnessy shopping complex, YMCA, a high school, library, and various major retail stores—all within walking distance. Whether you're a first-time buyer or an investor, this is a highly desirable unit in Building 2000 and a fantastic opportunity to own a piece of great real estate in a highly coveted location.