



GRASSROOTS
REALTY GROUP

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**201, 6000 Somervale Court SW
Calgary, Alberta**

MLS # A2245340



\$334,900

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,010 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 825
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 d75
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: n/a

CORNER UNIT & Prime Location & Over 1,000 SQFT This spacious corner apartment is situated in one of the best locations in the building! Condo fees include ALL utilities & electricity, gas, and water. Featuring durable vinyl flooring throughout and over 1,000 sq.ft. of living space, this home offers comfort and convenience. Enjoy extra storage off the large southwest-facing balcony with beautiful open views. Inside, you'll find 2 bedrooms, 2 full bathrooms, 2 storage rooms, a dedicated in-suite laundry room, a generous living room, and an open kitchen with a dining area. The primary bedroom features a walk-through closet leading to the private ensuite. The titled underground parking stall (#11) is ideally located right beside the elevator. Dogs and cats are welcome with Board approval. All utilities are covered in the condo fees, making this a truly hassle-free option for homeownership or investment. Perfectly situated just minutes from the Bridlewood/Somerset LRT station, YMCA, Walmart, shopping, dining, and many other amenities—this location can't be beat!