



**GRASSROOTS**  
REALTY GROUP

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**1313, 1000 Somervale Court SW  
Calgary, Alberta**

**MLS # A2248074**



**\$289,900**

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	847 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 556
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C2 d75
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Open Floorplan		

**Inclusions:** N/A

This is THE ONE you've been waiting for! Welcome to this beautifully UPDATED 2-BEDROOM, 2-BATHROOM CONDO with one assigned parking stall, perfectly located in the heart of Somerset. With ALL UTILITIES INCLUDED in the condo fees, this home offers incredible value and effortless, low-maintenance living. Lovingly maintained and thoughtfully upgraded, this condo features STAINLESS STEEL APPLIANCES (2020), NEW COUNTERTOPS (2024), A STYLISH BACKSPLASH (2024), AND A DEEP KITCHEN SINK (2024), along with NEW CARPETING IN BOTH BEDROOMS (2023) and FRESH PAINT in key areas. The spacious entryway opens into a bright and welcoming OPEN-CONCEPT LAYOUT, where the living room is centered around a COZY CORNER FIREPLACE—an ideal space to relax or entertain. The dining area provides ample space for gatherings, while the updated kitchen shines with SLEEK FINISHES, UNDER-CABINET LIGHTING, and a MODERN, FUNCTIONAL DESIGN. The SPLIT-BEDROOM LAYOUT ensures privacy, with the PRIMARY SUITE offering a WALK-THROUGH CLOSET leading to a freshly painted 4-PIECE ENSUITE. The second bedroom is generously sized and conveniently located next to the MAIN 4-PIECE BATHROOM, making it perfect for guests, roommates, or a home office. Additional highlights include IN-SUITE LAUNDRY, PLENTY OF IN-SUITE STORAGE, and a COVERED BALCONY, ideal for enjoying your morning coffee or hosting a BBQ. This well-managed complex is situated just minutes from TRANSIT, SCHOOLS, SHOPPING, RESTAURANTS, AND PARKS—everything you need is right at your doorstep. This is your opportunity to own this STYLISH, MOVE-IN READY CONDO in one of Calgary's most convenient and desirable communities. SCHEDULE YOUR

SHOWING TODAY!