



GRASSROOTS
REALTY GROUP

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**36 Somervale Park SW
Calgary, Alberta**

MLS # A2250681



\$414,800

Division:	Somerset		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,035 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 316
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: none

This is a great starter home especially if you're not driving!! This is the right place for you!! This lovely Town Home located in the nice community of Somerset offers you a 2 good size Bedrooms , 2 Full Bathroom in the Upper Level and 1 three piece bath in the Fully developed Basement. The Location of this unit is so great! it's just few meters walk to the Somerset C-Train Station, Banks, shops, restaurant and more!! It also offers a Single Attached Garage with an extra parking on your drive way!! You have lots of visitors!! no problem about their parking.... visitors parking is just at front and aside, they can park in the c-train station too!! What are you waiting? Call your favorite realtor and book now your showing and be the first to show!!