



GRASSROOTS
REALTY GROUP

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**114, 6000 Somervale Court SW
Calgary, Alberta**

MLS # A2251186



\$320,000

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	971 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 783
Basement:	-	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C2 d75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions:	None
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Welcome to this bright and spacious 2 bedroom, 2 bathroom condo offering 970 sq. ft. of comfortable living space. This well-designed unit comes with two parking stalls—a titled underground stall plus a convenient surface stall located right across from the front entrance. Although it's a main floor unit, the building's design gives you a raised balcony for added privacy and security. The balcony is generously sized, perfect for relaxing or entertaining, and includes a handy storage closet. Inside, you'll love the open-concept layout filled with natural light. The kitchen features new appliances and a breakfast bar, opening to the dining and living areas for easy flow. The primary suite comfortably fits a king-size bed and offers a walk-through closet leading to your private 4-piece ensuite. A second bedroom and full bathroom provide plenty of space for family, guests, or a home office, while in-suite laundry adds everyday convenience. The entryway is welcoming, with room for a bench and storage, keeping everything organized. This well-managed building also offers ample visitor parking, and best of all—your condo fees include all utilities, making budgeting a breeze. Located close to all amenities, shops, restaurants, and public transit, this home checks all the boxes for both lifestyle and convenience.