



GRASSROOTS
REALTY GROUP

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**304, 7 Somervale View SW
Calgary, Alberta**

MLS # A2254054



\$275,000

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	754 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 615
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: None

Step into comfort with this 2-bedroom, 1-bathroom condo located in Somerset's well-cared-for adult-only (+18) building. Designed with everyday living in mind, the layout offers a bright and welcoming living space that flows seamlessly from the kitchen into the dining and living areas—perfect for both relaxing at home and hosting friends. The kitchen is functional and well-appointed with plenty of cupboard and counter space, while the in-suite laundry adds an extra layer of convenience. The two bedrooms are thoughtfully sized, with flexibility to use the second as a guest room, home office, or hobby space. From the private balcony, enjoy peaceful views of the treed green space—a great spot for morning coffee or evening unwinding. This home also includes an assigned heated underground parking stall with an additional storage locker right in front for easy access. With condo fees covering heat, water, and electricity, you'll appreciate the simplicity of all-inclusive living. The location couldn't be more convenient: just steps from the Somerset-Bridlewood C-Train station, minutes to Shawnessy Shopping Centre with groceries, dining, entertainment, and YMCA, plus quick access to Macleod and Stoney Trail for an easy commute. Whether you're downsizing, looking for a low-maintenance lifestyle, or buying your first home, this Somerset condo checks all the boxes.