



GRASSROOTS
REALTY GROUP

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**203, 5500 Somervale Court SW
Calgary, Alberta**

MLS # A2254381



\$309,000

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	930 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Cork, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 729
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2 d75
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Furniture negotiable

Location! Location! Location! This well-maintained, well-priced 2-bdrm condo is the perfect place to call home. Right by an abundance of shopping, restaurants, a movie theatre, CTrain, and more, you can't go wrong! With a fresh coat of paint, this bright unit on the second floor is one of, if not the only, units currently available in this building! This unit has 2 bedrooms, 2 full baths, a fireplace, in-suite laundry, and a nice sized balcony where you can just sit back and relax. Oh – plus you get a HEATED UNDERGROUND parking stall and possibly an outdoor stall upon assignment. Condo fees here include ALL utilities, including water, electricity and gas! Come see for yourself why this unit needs to be your next home!