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308, 11 Somervale View SW Calgary, Alberta

MLS # A2261939



\$263,900

Division: Somerset Residential/Low Rise (2-4 stories) Type: Style: Apartment-Single Level Unit 776 sq.ft. Size: Age: 1999 (26 yrs old) **Beds:** Baths: Garage: Parkade, Underground Lot Size: Lot Feat:

Heating: Water: Baseboard Floors: Sewer: Linoleum, Vinyl Plank Roof: Condo Fee: \$615 **Basement:** LLD: Exterior: Zoning: Vinyl Siding, Wood Frame M-C1 d125 Foundation: **Utilities:**

Features: Pantry, See Remarks

Inclusions: N/A

Welcome to Sunvillage in the sought-after community of Somerset. A rare gem that INCLUDES ALL UTILITIES in the monthly condo fees! This two bedroom, top floor, turn-key suite offers new vinyl plank floors, fresh paint and has been cleaned from top to bottom. Additionally, there is in-suite laundry in a separate laundry room with additional storage, and a private balcony that faces the grassy area of the complex. There is secure, underground parking and additional storage at the back of the stall. If you're looking for a quiet building that exudes pride of ownership, this 18+ community is for you. Located across from the Somerset-Bridlewood C-train station, and a short walk from Walmart Super Centre, Co-op, Tim Hortons, the YMCA and Cardel Rec Centre, this location epitomizes convenience. Should you require commuting with your vehicle, you can't beat the proximity to Stoney Trail and McLeod Trail. Experience the convenient lifestyle of Somerset today!