



GRASSROOTS
REALTY GROUP

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**119, 6000 Somervale Court SW
Calgary, Alberta**

MLS # A2262809



\$289,000

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	963 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water
Floors:	Carpet, Laminate, Linoleum
Roof:	-
Basement:	-
Exterior:	Vinyl Siding, Wood Frame
Foundation:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 730
LLD:	-
Zoning:	M-C2 d75
Utilities:	-

Inclusions: NONE

Welcome to this beautiful 1st floor corner unit with lots of windows and spacious two bedrooms (total area is 963 sq.ft). Huge corner patio with very convenient separate storage room. Freshly painted walls and ceiling one year ago. The open-concept layout is combining the living area, dining room, and kitchen - perfect for both everyday living and entertaining. The primary bedroom includes 4-piece ensuite and a walk-through closet, while the second bedroom is privately located on the opposite side of the unit. Upgraded washer, dryer, dishwasher, and fridge - 3 years ago. With all utilities covered in the condo fee, this is a great opportunity you won't want to miss. Dogs and cats are welcome with Board approval. This condo could be a wonderful opportunity for the first-time homebuyers and investors.