



GRASSROOTS
REALTY GROUP

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**208, 4000 Somervale Court SW
Calgary, Alberta**

MLS # A2263053



\$345,000

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,060 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 650
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2 d75
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions:	N/A
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Welcome to the sought-after Malibu floor plan, the largest two-bedroom, two-bathroom condo in the building — freshly painted in warm, neutral tones and move-in ready! Step inside to an expansive living room with a cozy corner fireplace and built-in surround sound wiring, opening onto a large private deck overlooking the tranquil fountain and courtyard. The bright, open kitchen flows seamlessly into a generous dining area that easily seats 6–8 people, perfect for entertaining. The primary suite offers a spacious bedroom, walk-through closet, and private 4-piece ensuite. A second oversized bedroom sits next to another full bathroom — ideal for family, guests, or a home office. You’ll love the in-unit storage and laundry room with washer & dryer included. Condo fees conveniently cover heat and electricity, adding value and peace of mind. Parking is easy with an assigned stall plus an additional pass for street parking. Unbeatable location — just steps to the C-Train, YMCA, library, shopping, restaurants, and movie theatre.