



GRASSROOTS
REALTY GROUP

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203, 6000 Somervale Court SW
Calgary, Alberta

MLS # A2263573



\$269,000

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	817 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 660
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 d75
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, Laminate Counters, No Smoking Home		

Inclusions: NONE

Welcome to Somerset Crossing! Situated on the second floor, this spacious condo has 2-bedroom, 2 full bathrooms, cozy gas fireplace, 1 heated underground parking, and private balcony with natural light. The primary bedroom is complemented by a four-piece bathroom, a second bedroom and full bathroom provide plenty of space for family, quests, or a home office, while in-suite laundry adds everyday convenience. All utilities are included in the condo fees, making this a truly hassle-free homeownership or investment opportunity. Amazing view from the windows as this apartment overlooks secure green space: great opportunities for visiting a show in the nearby Spruce Meadows, going for a walk in the Fish Creek Park. Perfectly located within walking distance to the Somerset LRT station, YMCA, Walmart and all the shops in Shawnessy.