



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

301, 6000 Somervale Court SW
Calgary, Alberta

MLS # A2264166



\$319,000

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	988 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 783
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 d75
Foundation:	-	Utilities:	-
Features:	Bidet, Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to Somerset Crossing! Imagine starting your mornings with peaceful greenspace views from your private corner-unit balcony. This bright and open 2-bedroom, 2-bath condo offers nearly 1,000 SqFt of move-in-ready living space, freshly updated with new paint, lighting, and flooring. Enjoy a modern kitchen with newer appliances, a convenient in-suite laundry, and a private storage room. Your heated underground parking spot keeps winter stress-free, while your huge balcony gives you the perfect space to unwind and enjoy the outdoors. The location couldn't be better — just steps to the YMCA, Library, Shopping, Restaurants, and the Somerset LRT Station. Plus, electricity, heat, and water are included in your condo fees for worry-free living. Whether you're a first-time buyer or looking to downsize, this one checks all the boxes. Don't miss this chance to call Somerset Crossing home!