



GRASSROOTS
REALTY GROUP

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306, 11 Somervale View SW
Calgary, Alberta

MLS # A2266081



\$205,000

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	593 sq.ft.	Age:	1999 (26 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Wood Frame
Foundation:	-
Features:	Closet Organizers

Water:	-
Sewer:	-
Condo Fee:	\$ 615
LLD:	-
Zoning:	M-C1 d125
Utilities:	-

Inclusions: Floor air conditioner.

Affordable Top-Floor Condo with Heated Underground Parking. Perfect for first-time buyers or downsizers, this bright and inviting top-floor, one-bedroom condo offers unbeatable value. Enjoy a west-facing balcony for evening sun, plus fresh carpet, easy-care laminate flooring, in-suite laundry, and a brand-new dishwasher. Located just a 5-minute walk from the C-Train, this home offers incredible convenience with shopping, schools, the leisure center, and the library all nearby. The heated underground parking stall is a true bonus—complete with a large storage unit right in front, ideal for keeping your belongings organized and secure. With all utilities included (except internet), you’ll enjoy worry-free living in a well-managed +18 building within a friendly, established community.