



GRASSROOTS
REALTY GROUP

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

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

MLS # A2280987



\$299,000

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,060 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 616
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2 d75
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Welcome to this exceptional, sun-filled two-bedroom, two-bathroom condo featuring the **LARGEST LAYOUT** in the building. Freshly painted and move-in ready, it offers a bright open living space with a corner fireplace and a private balcony overlooking the courtyard and fountain. Both bedrooms feature **SOUTHWEST-FACING WINDOWS**, filling the home with natural light throughout the day. The open kitchen flows into a generous dining area, ideal for entertaining. The primary suite includes a walk-through closet and private ensuite, while the oversized second bedroom is perfect for guests or a home office. In-suite laundry and storage included. Condo fees cover heat and electricity. Assigned parking stall plus street parking pass. Steps to Somerset C-Train Station and within walking distance to the YMCA and shopping, dining and everyday amenities.