



**101, 11 Somervale View SW  
Calgary, Alberta**

**MLS # A2296558**



**\$239,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Somerset                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 737 sq.ft.                         | <b>Age:</b>   | 1999 (27 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Underground         |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

**Heating:** Hot Water, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Wood Frame

**Foundation:** -

**Features:** No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 628

**LLD:** -

**Zoning:** M-C1 d125

**Utilities:** -

**Inclusions:** N/A

Welcome to this beautifully updated two-bedroom 1 bath and underground parking condo offering exceptional value and an unbeatable location. Thoughtfully designed with an open-concept layout, this home features a spacious kitchen that flows seamlessly into the dining and living areas, creating the perfect space for both everyday living and entertaining. Large windows invite in natural light, while the sliding doors lead to a private, east-facing balcony surrounded by mature trees—an ideal setting to enjoy your morning coffee in a peaceful, green outlook. The unit offers two generously sized 2 bedrooms and a well-appointed four-piece bathroom, along with the convenience of in-suite laundry and additional storage. Stylish newer luxury vinyl plank flooring enhances the modern feel throughout, adding both durability and elegance. Located in a well maintained 18+ adult building, this home provided a quiet and comfortable lifestyle. Enjoy the added benefit of underground heated parking and the ease of having all utilities included in condo fees - heat, electricity included making budgeting simple and stress free. Positioned within walking distance to LRT, YMCA, Library, theater and a wide range of shopping and amenities, this is truly a location that offers both convenience and lifestyle. A perfect opportunity for downsizers, first time home buyers, or investors.- do not miss your chance to call this home.