



**417, 3000 Somervale Court SW
Calgary, Alberta**

MLS # A2298027



\$279,900

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	858 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 562
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 d75
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: Mirror in front hall

Welcome to this beautifully maintained TOP FLOOR 2-bedroom condo nestled in the desirable SW community of Somerset. Offering 858 sq. ft. of thoughtfully designed living space, the open-concept layout is enhanced by large windows and fills the apartment with natural light throughout the day. The main living area offers a large dining space, functional kitchen featuring newly installed countertops, and a spacious Family room which flows seamlessly to a private balcony, an ideal spot to enjoy your morning coffee or unwind in the evening. Complete with 2 generous-sized bedrooms, 4-piece bathroom and separate laundry/storage area. The unit includes a TITLED UNDERGROUND heated parking stall for added convenience. Condo fees include ALL UTILITIES, including HEAT, WATER & ELECTRICITY, providing a low-maintenance and worry-free ownership experience. Just a short walk to the Somerset LRT Station, YMCA/Cardel Recreation centre, grocery shopping, schools, parks, and an abundance shops & restaurants in Shawnessy Shopping Centre, this move-in ready condo presents an excellent opportunity for a first-time buyer, anyone looking to downsize or savvy investor. An absolute must see!