



GRASSROOTS
REALTY GROUP

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

**306, 6000 Somervale Court SW
Calgary, Alberta**

MLS # A2298049



\$309,900

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	968 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 783
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 d75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Portable air conditioner

SELLER WILL PAY FIRST 3 MONTHS OF CONDO FEES Welcome to this beautifully appointed 2-bedroom, 2-bathroom end-unit condo, where refined style meets thoughtful functionality. Carefully curated details—such as modern West Elm lighting, elegant Pottery Barn curtain rods, and a timeless Benjamin Moore colour palette—create a warm, cohesive, and sophisticated living space filled with natural light. The open-concept design is ideal for both entertaining and everyday living, while a well-planned layout places the bedrooms in their own private “wing,” each with access to its own bathroom for added comfort and privacy. The second bedroom is perfect for guests or a roommate, offering a great opportunity to offset ownership costs without compromising ease of living. Practical features include condo fees that cover all utilities (even electricity!), custom closet organizers, flat ceilings, a new dishwasher, a portable air conditioner, and in-suite laundry. The storage is exceptional, with dedicated indoor and outdoor spaces, plus entryway and linen closets. The large west-facing balcony overlooks green space, where mature trees provide a peaceful, private setting—especially when in full leaf. It’s the perfect spot to enjoy your morning coffee, unwind in the evening, or relax with friends and family. Located in a well-maintained, low-rise building with elevator access, this home also includes titled underground parking. Commuting is effortless with quick access to the Ring Road and Macleod Trail, while the nearby highway offers an easy escape to the mountains. Transit is close by, with the Somerset—Bridlewood LRT station just a 3 minute walk away, and nearby shopping provides a wide range of convenient options. A YMCA is also just a short walk away. A seamless blend of style, comfort, and smart

design; this is a home that truly elevates everyday living.