



GRASSROOTS
REALTY GROUP

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305, 2000 Somervale Court SW
Calgary, Alberta

MLS # A2300853

\$254,500

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	844 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		



Heating:	Baseboard	Water:	-
Floors:	Linoleum, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 528
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	M-C2 d75
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Discover this well-maintained 2-bedroom condo located in the popular SW community of Somerset. Ideally situated within walking distance to the Somerset LRT station, the YMCA/Cardel Recreation Centre, shopping, schools, parks, and the wide selection of shops and restaurants at Shawnessy Shopping Centre. Offering over 843sq. ft. of well-planned living space, this home features a bright, open-concept design with large windows that fill the space with natural light throughout the day. The main living area includes a spacious dining area, a functional kitchen, and a comfortable family room that opens directly onto a private balcony—perfect for relaxing or enjoying your morning coffee! The unit also features two generously sized bedrooms, a 4-piece Ensuite, a full 4-piece bathroom, and a separate laundry/storage area for added convenience. An assigned parking stall is included, providing year-round comfort. Condo fees cover all utilities—including heat, water, and electricity—making this an easy, low-maintenance ownership opportunity. This move-in-ready home is perfect for first-time buyers, downsizers, or investors alike. A fantastic opportunity you won't want to miss!