



**319, 6000 Somervale Court SW  
Calgary, Alberta**

**MLS # A2302822**



**\$280,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Somerset                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 969 sq.ft.                         | <b>Age:</b>   | 2001 (25 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | 0.00 Acre                          |               |                   |
| <b>Lot Feat:</b> | See Remarks                        |               |                   |

|                    |  |                   |          |
|--------------------|--|-------------------|----------|
| <b>Heating:</b>    | Baseboard, Hot Water   | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Linoleum   | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 783   |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | m-c2 d75 |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, See Remarks, Storage |                   |          |

**Inclusions:** n/a

This 3rd-floor **\*\*end unit\*\*** is the perfect blend of privacy, convenience, and modern comfort. Spanning over **\*\*969 sq. ft.\*\*** of open-concept living space, this home is flooded with natural light and situated in the heart of Somerset—just steps away from everything you need. **\*\*The Living Space: \*\*Bright & Airy:\*\*** An expansive floor layout featuring a spacious kitchen and a sun-drenched living room. Modernized kitchen equipped with a dishwasher, microwave range hood, plus a refrigerator and countertop electric stove. **\*Outdoor Retreat\*:** A massive 4m x 3m private balcony (south-facing) offering serene green views in the summer—perfect for morning coffee or evening relaxation. **\*Bedrooms & Baths:** Primary Suite: A true retreat featuring a walk-through closet and a private 4-piece ensuite. **\*Versatile Second Bedroom:** Generously sized and located directly adjacent to the second 4-piece main bathroom, making it ideal for guests or a home office. **\*Parking:** Say goodbye to scraping ice with your Titled, heated underground parking stall. **\*Ample Storage:** Features a dedicated in-suite laundry room with plenty of extra space, plus a rare enclosed storage room located right on the balcony. **\*All-Inclusive:** Low-stress living with **\*condo fees that include all utilities\***. **\*An Unbeatable Location:** Located in a prime hub of convenience, you are within easy walking distance to: **\*Transit\*:** Somerset-Bridlewood LRT Station (directly across the street). **\*Fitness & Culture\*:** YMCA and the Public Library. **\*Shopping\*:** Shawnessy Shopping Centre, major grocery stores, and hardware shops. **\*Commute:** Quick and easy access to Stoney Trail. Whether you are a first-time buyer looking for a "move-in ready" home or an investor seeking an immaculate property in a high-demand area, this condo is a must-see.\*