



**310, 11 Somervale View SW  
Calgary, Alberta**

**MLS # A2302985**



**\$219,900**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	817 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Street Lighting		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 627
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d125
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home		

**Inclusions:** n/a

WELCOME to BEAUTIFULLY maintained TOP FLOOR ONE BEDROOM + DEN condo, complete with AIR CONDITIONING and HEATED UNDERGROUND parking in this ADULT LIVING building. Enjoy the convenience of IN-SUITE laundry and a sunny WEST-FACING exposure JUST SEPS FROM LRT. The large living room windows allows natural lighting to flood through this OPEN CONCEPT layout. With both comfort and convenience your IDEAL PROPERTY is just steps from the YMCA, library, and everyday amenities. This adult living condo (18+) CHECKS ALL THE BOXES!