



**305, 11 Somervale View SW
Calgary, Alberta**

MLS # A2139874



\$279,000

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	771 sq.ft.	Age:	1999 (25 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Heated Garage, Insulated, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 605
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: N/A

Best priced 2 bedroom unit in all South Calgary newer than 1977 (built in 1999). Discover unparalleled convenience with this 2-bedroom Somerset condo where condo fees cover all utilities! Just 3 minutes from the LRT, this third-floor gem boasts adult living (18+), and a kitchen with white cabinetry, a walk-in pantry, and laminate flooring. Enjoy in-suite laundry with extra storage, a heated underground parking stall, and plenty of nearby amenities, including the South Calgary Campus Hospital. Condo fees cover electricity and heat. Lush green spaces surround the complex, perfect for leisurely strolls. This unit will be in high demand, so book your private tour right away!