



**72 Somervale Park SW
Calgary, Alberta**

MLS # A2145227



\$399,900

Division:	Somerset		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,022 sq.ft.	Age:	1995 (29 yrs old)
Beds:	2	Baths:	1
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 299

Basement: Finished, Full

LLD: -

Exterior: Brick, Vinyl Siding

Zoning: M-CG d44

Foundation: Poured Concrete

Utilities: -

Features: Granite Counters

Inclusions: none

This beautiful 2-storey townhome is in excellent condition, boasting a newer kitchen with granite countertops and stainless steel appliances. Warm, inviting living space boasts large windows letting in the natural light. The main floor features stunning hardwood flooring and dining area offers patio doors which lead out to your ground level deck. The primary bedroom is exceptionally large with a walk-in closet, while the second bedroom is also generously sized. The home includes a great 4-piece bathroom and a bright recreation room which is located in the lower level. Additional features include storage space plus a single attached garage. The location is highly convenient, close to amenities and within walking distance to the LRT.