



**417, 3000 Somervale Court SW  
Calgary, Alberta**

**MLS # A2145600**



**\$319,000**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	843 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 520
<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>	Smart Home, Storage, Vinyl Windows		

**Inclusions:** None

CONDO FEES INCLUDING ALL UTILITIES and HOA! TOP FLOOR! UNDERGROUND PARKING! Welcome to your new home in the South West community of Somerset! This stunning 2 bedroom, 1 bathroom condominium unit boasts elegance and convenience at every turn. As you step inside through your hallway front entrance that makes this unit feel like a true home, you're greeted by an abundance of natural light. The open concept living and dining area flow seamlessly. The bedrooms are adorned with cozy carpeting, providing comfort and warmth. This unit comes complete with in-suite laundry for added convenience, ensuring laundry day is a breeze. You'll enjoy easy access to schools, picturesque ponds, scenic walking paths, shopping destinations, and an array of restaurants. Commuting is a breeze with quick access to one of the biggest plaza in Calgary, C-Train Station, Stoney Trail and Deerfoot Trail, making this the perfect home for both convenience and lifestyle. Don't miss out on the opportunity to make this your new home! Schedule your viewing today and experience condominium living at its finest.