



**103, 2000 Somervale Court SW
Calgary, Alberta**

MLS # A2150450



\$304,000

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	846 sq.ft.	Age:	2001 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Boiler, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: -

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: -

Features: Closet Organizers, No Smoking Home, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 528

LLD: -

Zoning: M-C2 d75

Utilities: -

Inclusions: None

Beautifully renovated like new 2-bedroom 846 sq. ft. condo just a few minutes walking distance to Shawnessy LRT station and all the area's numerous amenities. This ground floor unit has a large shaded west-facing patio with trees and large grassed area. Approx. \$17K in updates just completed including brand new laminate flooring, baseboards, high quality laminate countertop with extended eat-up bar, new backsplash, lighting fixtures, stove/hood fan and all walls fully repaired and freshly painted throughout. Bathroom has recently received new tiling as well. In-unit laundry room with large, stacked washer/dryer, all closets have organizers. Walk to south library, YMCA, swimming, hockey rinks, restaurants, Home Depot, Walmart and many other store outlooks. Access to unit is easy given location on floor and visitor parking close by. Well run management group.