



**314, 2000 Somervale Court SW  
Calgary, Alberta**

**MLS # A2151799**



**\$329,900**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	842 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<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>	Storage, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this MOVE-IN READY condo in the popular neighbourhood of Somerset. Close to amenities and a 2 min walk to the C-train station ! This UPGRADED unit offers comfort and convenience, boasting 2 bedrooms, 2 baths, and condo fees include ALL UTILITIES (gas, water & electricity), plus a parking stall. Immediate possession available! As you enter, you'll be greeted by an open floor plan with brand new luxury vinyl plank flooring (water proof, sound proof, pet-proof & scratch resistant), fresh paint and new hardware. The open-concept layout seamlessly connects the living, dining and kitchen areas. The updated kitchen features stainless steel appliances, ample cabinet space and spacious counters. Adjacent to the kitchen, you'll find a dining area, ideal for enjoying meals with family and friends. Relax in the bright living room with a gas fireplace, perfect for unwinding after a long day. Step out onto the south-facing covered balcony to enjoy your BBQ and take in the views of the surrounding area. The generously-sized primary bedroom fits a king-sized bed, with a walk-in closet and a 4pc ensuite bath. The sizable second bedroom is located across from the master affording privacy and is steps to the second full bathroom. Perfect for kids room, guests, roommates, or as a home office, offering versatility to suit your needs. In-unit laundry ensures convenience and efficiency. Well-maintained complex and small pets allowed with board approval except dogs (dogs are not allowed in the complex). With its proximity to all levels of schools [Somerset School (K-4), Samuel W. Shaw School (5-9), Centennial High School (10-12)], and Somerset C-Train Station, YMCA, Walmart, the Shawnessy shopping complex, libraries and restaurants, this location offers convenience at your fingertips! Plus, with easy access to Stoney Trail, navigating the city is a breeze from this prime spot.

Don't miss out on this amazing unit—book your showing today! Some photos are virtually staged.