



**#6210, 6000 Somervale Court SW
Calgary, Alberta**

MLS # A2152818



\$250,000

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	672 sq.ft.	Age:	2001 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 600
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C2 d75
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: n.a

Charming 1 Bed, 1 Bath Condo in Somerset. Welcome to this extremely well-kept 1 bed, 1 bath unit in the coveted area of Somerset. This unique home boasts large windows that flood the space with natural light and a massive balcony, perfect for enjoying sunny days and hosting friends. The balcony is one of the largest in the complex, offering both open and partly covered areas for versatile outdoor living. Inside, you'll be impressed by the pristine condition and warm ambiance of the unit. The kitchen features modern appliances, including an electric stove, dishwasher, and microwave hood fan, complemented by a wonderful kitchen island and a dedicated pantry storage area. The living space features a gas fireplace - perfect for movie nights on colder days and cozying by the warmth. The spacious primary bedroom includes a charming walk-in closet with a cute barn door. The unit also offers the convenience of in-suite laundry and a full 4-piece bathroom. For added convenience, enjoy the luxury of underground parking in the secured garage. Don't miss out on this fantastic opportunity to own a beautiful condo in a prime location! Living beside the Shawnessy Strip Mall in Calgary offers unparalleled convenience and an array of amenities right at your doorstep. The Shawnessy Strip Mall is home to a variety of shops, including grocery stores, restaurants, cafes, and retail outlets, making everyday shopping a breeze. With the Shawnessy LRT station nearby, commuting around Calgary is quick and easy, connecting you to downtown and other key areas in the city. Additionally, the Shawnessy YMCA offers excellent fitness and recreational facilities, including a gym, swimming pool, and numerous programs for all ages. This prime location combines the best of urban living with the comfort and convenience of having everything you need close by.