



**1107, 1000 Somervale Court SW
Calgary, Alberta**

MLS # A2158708



\$309,000

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|------------------|--|---------------|-------------------|
| Division: | Somerset | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 842 sq.ft. | Age: | 2001 (23 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Assigned, Guest, Off Street, Parking Lot, Plug-In, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|----------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 556 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-C2 d75 |
| Foundation: | - | Utilities: | - |
| Features: | Jetted Tub, Kitchen Island, No Smoking Home | | |

Inclusions: window coverings

Welcome to your sunny urban retreat! This spacious and bright 2-BED, 2-BATH GROUND-FLOOR apartment condo offers OPEN CONCEPT living, perfectly designed for comfort and convenience. Primary bedroom has walk-thru closet and FULL ENSUITE. On the other side of the unit, separated by open concept kitchen, living and dining area, is another good sized bedroom and a second full bathroom - perfectly set up for small family or roommates. IN-SUITE LAUNDRY and storage, west facing patio and 2-PARKING STALLS. Located in a well managed, PET-FRIENDLY building monitored by security cameras. CONDO FEES INCLUDE UTILITIES!! Just steps from the Somerset LRT station, YMCA, Schools, shopping, restaurants and entertainment options. Units in this all-ages, well managed, pet friendly building are seldom available. Book your showing today!