



**103, 7 Somervale View SW
Calgary, Alberta**

MLS # A2172198



\$289,900

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	762 sq.ft.	Age:	1999 (25 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 597
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Discover your perfect urban retreat in this beautifully renovated 2-bedroom, 1-bathroom apartment in Somerset, an exclusive 18+ community conveniently located near the Shawnessey LRT station and abundant shopping options. This unit, featuring an underground parking space, has been meticulously updated with modern finishes and conveniences. Condo Fees include everything & electricity too! Step into a sleek kitchen showcasing quartz countertops, a contemporary backsplash, new stainless steel appliances, and refinished cabinetry. The home is outfitted with luxury wide plank vinyl flooring, enhancing the airy, open-concept layout that flows into the living area. A covered balcony, accessible from both the living room and primary bedroom, provides tranquil views of the neighboring park and greenspace—perfect for relaxation or entertaining. The apartment includes a spacious primary bedroom and a flexible guest room or den (both with brand new carpet), designed to maximize space efficiently. You’ll also find a large in-suite laundry and storage room adding practicality and value to this attractive living space. Residents benefit from additional visitor parking visible from the unit and proximity to essential amenities like restaurants, shopping centers, the LRT, YMCA, a library, and picturesque parks filled with mature trees. Convenient access to Stoney & McLeod Trails facilitates easy travel to other areas of the city. This unit is a superb blend of style, comfort, and functionality, making it an ideal choice for those seeking a refined and conveniently located home in Calgary.