



**311, 1000 Somervale Court SW
Calgary, Alberta**

MLS # A2179272



\$314,900

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:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 556
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Great Location! The condo building is just across the Somerset C-Train station. It's a few minutes walk to shopping, banks, restaurants, YMCA, sports shops, medical, schools, parks, theaters and much more. It's an excellent two bedroom 2 bathroom condo with spacious floor plan. The primary bedroom has considerable size complimented with a walk-in closet and a full 4 piece ensuite bathroom. The unit has laminate flooring, tile works in both bathrooms, beautiful countertops and backsplash. There are two assigned above ground parking stall numbers 30 & 31 included. Condo fees includes Heat, Electricity, Water, Sewer, Snow Removal, Reserve Fund Contributions and Professional Management. As additional feature, seller has included the installed Culligan Water Purifier by the counter sink. Book your showing today!