



**219, 3000 Somervale Court SW
Calgary, Alberta**

MLS # A2195886



\$329,900

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	914 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 558
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: Window coverings

WELCOME TO THIS BEAUTIFUL 2 BEDROOM 2 BATHROOM CORNER UNIT, COMPLETE WITH A TITLED UNDERGROUND HEATED PARKING. The freshly painted interior boasts over 914 SQFT of living space, with an open concept kitchen, generous size dining and living areas, and 2 spacious bedrooms. Start your day with a cup of coffee on the east-facing balcony. The location is ideal for commuters, with the LRT just a 2-minute walk away and easy access to MacLeod and Stoney Trail by car. The condominium is conveniently located within a proximity of a variety of amenities, including grocery stores, a library, restaurants, retail shops, YMCA and schools. REASONABLE CONDO FEES COVER ALL THE UTILITIES, making this an attractive opportunity for first-time homebuyers or savvy investors. Call your favorite realtor!