



**GRASSROOTS**  
REALTY GROUP

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**105, 11 Somervale View SW**  
**Calgary, Alberta**

**MLS # A2208894**



**\$257,500**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	776 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 606
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator		

**Inclusions:** N/A

Welcome to #105, 11 Somervale View, a beautifully designed, spacious main-level, 18+ apartment in the sought-after community of Somerset. Offering 775 sq. ft. of comfortable living, this stylish two-bedroom, one-bathroom unit is perfect for those looking for convenience and style. The open-concept living area is ideal for relaxing or entertaining, and the in-suite laundry adds everyday ease. Location is key, and this unit delivers! It's just a short walk to the C-Train station, making commuting a breeze, and the vibrant Shawnessy Shopping Centre is practically at your doorstep, offering a wide range of shops, restaurants, and services. Whether you're picking up groceries, enjoying a meal out, or heading into the city, everything you need is close by. The condo fee covers all your utilities—heat, water, electricity, and insurance—so you can enjoy stress-free living. With secure underground parking and quick access to Stoney and McLeod Trail, this home offers the perfect combination of comfort, convenience, and connectivity.

Directions: