

**109, 6000 Somervale Court SW
Calgary, Alberta**

MLS # A2222594



\$344,900

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	835 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Hot Water

Floors: Vinyl

Roof: Asphalt Shingle

Basement: None

Exterior: Stucco

Foundation: Poured Concrete

Features: Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 717

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: Queen Bed Set, Single Bed Set, 2 Sofas, Coffee table, 4 chairs and dining table

For more information, please click Brochure button. Steps to Somerset LRT. Large 2 bedrooms, 2 full bathrooms, 1 heated underground parking and 1 outside parking stall, Non-Smoking, No Pets, Ground Floor condo located close to building entrance, newly renovated featuring a brand new kitchen and upgraded bathroom vanities with quartz countertops, maintenance-free LVP flooring throughout the condo designed for a touch of luxury, perfect blend of functionality and elegance, ready to welcome you home! All utilities including heat, electricity and water are included in the condo fee. This condo is located in very quiet building of highly desirable Condo Complex of Somervale Court in the quiet community of Somerset in South Calgary, features an open floor plan with bedrooms on the opposite side of the unit for added privacy, Master bedroom with walk-in closet and en-suite full bathroom, Guest bedroom with adjacent full bathroom, pantry/storage room and in suite washer & dryer. Patio overlooks green space and landscaping with trees and is very private. Landscaped open area in front of the building. People who like to travel by public transit will appreciate the proximity to Somerset LRT station. Close to transit (LRT & Bus), YMCA, Library, Multiplex cinema and host of shopping within a 2 KM radius (Walmart, Superstore, Co-op, Safeway, Home Depot, Canadian Tire, Future Shop, Staples, Tim Hortons, Starbucks, Banks (RBC, CIBC, TD, BMO), walk to Bishop O'Byrne Catholic High School, South Calgary Health Center. Everything you need is only moments away. Downtown is easily accessible via the C-train or MacLeod or Deerfoot Trails. Nearby Plaza includes medical facilities such as South Calgary Urgent Care and walk in clinic, dental clinic and much more. Immediate East of Somerset is Fish Creek Park with its extensive cycling paths and to the

South is the Stoney Trail with quick access West to the mountains and Banff National Park. One of a kind!