

**115, 4000 Somervale Court SW
Calgary, Alberta**

MLS # A2234885



\$309,900

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	846 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 494
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance		

Inclusions: N/A

This condo has it all including an incredibly peaceful location in the amenity rich community of Somerset. Quick possession available. This ground-floor walkout 2 bedroom + full bathroom unit offers sliding doors that walkout to a large patio backing onto greenspace & wetland views. Located close to the building entrance you won't have to carry your groceries far. A couple of minutes walk to Bridlewood-Somerset C-train station. Condo fees include utilities & gas, water & electricity. Open-concept floor plan is both bright and spacious. Timeless bright white kitchen features newer appliances, ample countertop & cabinetry with a raised breakfast bar located adjacent to a great size dining room. The living rooms walks out to a private patio backing onto greenspace with serene wetland views - perfect for hosting family and friends. Both bedrooms are generous in size. You will also find a full bathroom and in-unit laundry. Well-maintained, family friendly - all ages welcome, pet friendly complex (dogs & cats OK subject to board approval). Walking distance to Bishop O'Byrne Catholic High school. With public schools close by Somerset Elementary School (K-4), Samuel W. Shaw Junior High School & Centennial High School. There are too many amenities within walking distance to mention including Bridlewood & Somerset C-train station, Calgary Public Library, Cardel Recreation Center South, YMCA, Walmart, Co-op, Safeway, Superstore, Cineplex Theatre, Indigo, Home Depot as well as many other shops, restaurants and services.