

212, 6000 Somervale Court SW
Calgary, Alberta

MLS # A2240039



\$315,000

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,061 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: -

Features: Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks

Water: -

Sewer: -

Condo Fee: \$ 825

LLD: -

Zoning: M-C2 d75

Utilities: -

Inclusions: Shelves and Ceiling lights (in the Living Room)

*** OPEN HOUSE on Sunday, July 20th. from 11:00 AM to 1:00 PM. *** Welcome to this beautifully updated 2-bedroom, 2-bathroom condo in Somerset, where elegance meets practicality. Situated on the second floor, this spacious home boasts over 1,050 sq.ft of bright and inviting living space. The stunning kitchen features a unique layout, quartz countertops, stainless steel appliances, and a huge pantry—a rare find in condo living. The bathrooms have been tastefully renovated, both featuring quartz countertops for a modern touch. Throughout the home, high-quality laminate flooring adds style and durability. Step onto your private south-facing balcony and unwind with tranquil views of mature trees. The in-suite laundry and included parking stall enhance the convenience of this exceptional home. Additionally, the upstairs neighbours are quiet, ensuring a peaceful living environment. This unit has never housed pets and has always been a smoke-free residence. With ALL UTILITIES COVERED IN THE CONDO FEE, this is an incredible opportunity you won't want to miss! Ideally located steps from the C-Train, city bus routes, shopping, and major roads like Deerfoot, Macleod Trail, and Stoney Trail, this home offers unmatched accessibility and lifestyle benefits. This is a rare gem—don't miss out! Book your showing today!