

**208, 4000 Somervale Court SW
Calgary, Alberta**
MLS # A2280987

\$269,000



Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,060 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Fireplace(s)

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: -

Condo Fee: \$ 616

Basement: -

LLD: -

Exterior: Stone, Vinyl Siding, Wood Frame

Zoning: M-C2 d75

Foundation: -

Utilities: -

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

Inclusions: N/A

Welcome to this exceptional, sun-filled two-bedroom, two-bathroom condo featuring the LARGEST LAYOUT in the building. Freshly painted and move-in ready, it offers a bright open living space with a corner fireplace and a private balcony overlooking the courtyard and fountain. Both bedrooms feature SOUTHWEST-FACING WINDOWS, filling the home with natural light throughout the day. The open kitchen flows into a generous dining area, ideal for entertaining. The primary suite includes a walk-through closet and private ensuite, while the oversized second bedroom is perfect for guests or a home office. In-suite laundry and storage included. Condo fees cover all heat, water/sewer and electricity etc... Assigned 1 parking stall. Steps to Somerset C-Train Station and within walking distance to the YMCA and shopping, dining and everyday amenities.