

**208, 4000 Somervale Court SW  
Calgary, Alberta**

**MLS # A2280987**



**\$269,000**

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

<b>Heating:</b>	Baseboard, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 616
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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.