

**218, 4000 Somervale Court SW
Calgary, Alberta**

MLS # A2234556



\$311,900

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:	2
Garage:	Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 494
Basement:	-	LLD:	-
Exterior:	Veneer, Wood Frame	Zoning:	M-C2 d75
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

Don't miss the opportunity of owning this condo with fabulous view of the wetland from the balcony and both bedrooms, 2 parking spots and low condo fee! Condo fee includes heat, electricity and water. This spacious 2 bedroom 2 bath condo has it all. The south-east exposure with lots of sun throughout the day. It also has loads of upgrades including tile flooring in foyer/ kitchen/ bathrooms, fireplace, raised breakfast eating bar, in-suite laundry, walls with rounded corner, full banjo in bathrooms, front closet mirror door and more. This beautiful condo also has distinct living and dining areas. With each bedroom located in opposite sides in the unit providing additional privacy. Nearby amenities includes banks, shopping, hardware stores, grocery stores, restaurants, schools, theatre, library, YMCA, Costco and more. Talking about convenience, the LRT Red Line will take you directly to downtown in approx. 25 min.