

**119, 1000 Somervale Court SW**  
**Calgary, Alberta**

**MLS # A2259692**



**\$299,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Somerset                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 883 sq.ft.                         | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                |                   |          |
|--------------------|----------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard, Hot Water                                           | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Vinyl Plank                                                    | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                                                              | <b>Condo Fee:</b> | \$ 577   |
| <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 Smoking Home, Open Floorplan, Vinyl Windows |                   |          |

**Inclusions:** N/A

Welcome to this stylish 2-bedroom, 2-bathroom corner unit that offers comfort, convenience, and plenty of natural light. Featuring luxury vinyl plank flooring and ample windows throughout, this home feels warm and inviting all day long. The open-concept layout is perfect for both daily living and entertaining. The modern kitchen flows seamlessly into the living and dining areas, creating a functional and welcoming space. Enjoy the benefits of being in a prime location—just steps away from the C-Train station, parks, and a variety of shopping and dining options. This unit also comes with an assigned parking stall, adding extra convenience for city living. Don't miss your chance to own this move-in-ready condo that combines style, location, and value. Call today to book your private viewing!