

# \$279,900 - 217, 4000 Somervale Court Sw, Calgary

MLS® #A2167966

## \$279,900

2 Bedroom, 2.00 Bathroom, 805 sqft  
Residential on 0.00 Acres

Somerset, Calgary, Alberta

Excellent Opportunity to buy a 2 Bedroom 2 Bathroom condo in Somerset! Just a short distance away from the Somerset LRT Station, and minutes away from GREAT SHOPPING, & AMENITIES! LAMINATE FLOORING throughout the living room, dining room & hallways. The Kitchen is spacious, ample counter tops and an ISLAND with chic white cabinetry! Master Bedroom with a WALK-THROUGH CLOSET & 4-PIECE ENSUITE! 2nd Spacious Bedroom and a 2nd 4-PIECE Bathroom! Laundry area is conveniently tucked away and comes with a space for Storage. The living room area is spacious with plenty of room for all your furniture. Huge dining room area. Balcony is large and has south facing view of the ponds. Unit comes with 1 Assigned Parking Stall. Condo Building is VERY CLEAN & WELL KEPT. Call NOW to view !!!

Built in 2001

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2167966  |
| Price          | \$279,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 805       |
| Acres          | 0.00      |
| Year Built     | 2001      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Apartment   |
| Style    | Apartment   |
| Status   | Active      |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 217, 4000 Somervale Court Sw |
| Subdivision | Somerset                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Y 4J3                      |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Parking, Playground, Park, Service Elevator(s), Snow Removal, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Stall  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan       |
| Appliances        | Dishwasher, Electric Oven, Refrigerator, Washer/Dryer |
| Heating           | Baseboard   |
| Cooling           | None  |
| # of Stories      | 4   |

### **Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony, Garden, Playground        |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2024 |
| Days on Market | 200                  |
| Zoning         | M-C2 d75             |
| HOA Fees       | 70                   |
| HOA Fees Freq. | ANN                  |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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