

315, 3000 Somervale Court SW
Calgary, Alberta

MLS # A2200765



\$319,900

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	842 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Boiler

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: -

Features: Open Floorplan, Quartz Counters

Water: -

Sewer: -

Condo Fee: \$ 514

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: N/A

Among the Somervale Court buildings, this unit stands out with its titled and heated underground parking, low condo fees covering all utilities (water, gas, and electricity), and in-suite laundry for added convenience. This bright and modern 2-bedroom, 2-bathroom condo offers the perfect blend of comfort and accessibility. Start your day with a morning coffee on the spacious, covered balcony, enjoying the fresh air and peaceful surroundings. The open-concept kitchen, dining, and living area creates a welcoming space for entertaining and everyday living, while a smart floor plan ensures privacy. The primary bedroom features a walk-in closet and ensuite, the ample storage throughout the unit keeps your space organized and clutter-free. Recent upgrades include a new washer and dryer (2023), electric range (2021), quartz countertops (2020), dishwasher (2018), and durable vinyl plank flooring, enhancing both style and functionality. Conveniently located just a short walk from the Shawnessy LRT station and YMCA, with Home Depot, Canadian Tire, and a variety of grocery stores and restaurants nearby, this is an incredible opportunity to own a well-maintained condo in a prime location!