

**109, 1000 Somervale Court SW  
Calgary, Alberta**

**MLS # A2233798**



**\$299,900**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	831 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 550
<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>	Open Floorplan		

**Inclusions:** N/A

openhouse july 12 and 13 from 12-2 pm, Nestled on a quiet street in the desirable community of Somerset, this spacious corner suite offers comfort, convenience, and a vibrant neighbourhood atmosphere. Located on the main level, facing the green belt, the home features an open floor plan with a sunny, spacious living room, a generous kitchen, and in-suite laundry, plus two parking stalls. All bedrooms offer ample space. Enjoy walking distance to the LRT station, Somerset Waterpark, public library, shopping center, and Somerset School, with quick access to Macleod Trail, Deerfoot Trail, and Stoney Trail. Less than 5-minute drive to elementary schools, high school, and the shopping mall, this home is surrounded by great neighbours, parks, and scenic green paths. Book your showing today and welcome home!