

**305, 11 Somervale View SW**  
**Calgary, Alberta**

**MLS # A2164707**



**\$259,000**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	771 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Insulated, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 606
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d125
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home		

**Inclusions:** N/A

Enjoy the ultimate convenience with this ideally located 2-bedroom condo, just steps away from the LRT! This third-floor unit in a quiet, adult living (18+) building offers a bright, open layout perfect for comfortable living. The well-appointed kitchen features ample white cabinetry, a walk-in pantry, and flows into the dining and living areas, all finished with durable laminate flooring. The in-suite laundry provides extra storage space, and there's even more room with an additional storage locker in front of your heated underground parking stall. Condo fees include both electricity and heat, giving you peace of mind with fewer bills to worry about. Surrounded by lush green spaces, this building is perfect for those who enjoy outdoor strolls, and with shops, services, and the South Calgary Campus Hospital nearby, you'll have everything you need just minutes away. Move-in ready and impeccably kept, this unit is ready for you to call it home!