

151 Somervale Park SW
Calgary, Alberta

MLS # A2175749



\$349,900

Division:	Somerset		
Type:	Residential/Four Plex		
Style:	3 Level Split		
Size:	1,041 sq.ft.	Age:	1995 (29 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Corner Lot, Irregular Lot, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 299
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

This thoughtfully maintained END UNIT townhome is nestled in the quiet complex of Somerset Village, an extremely well-managed complex with low condo fees. Ideal for a first-time buyer or savvy investor, this former Showhome floor plan features a spacious foyer, large kitchen with an abundance of upper cabinets, living room with corner gas fireplace, 2 generous-sized bedrooms w/walk in closet in the primary and 4 piece bathroom. The lower level includes the laundry area and loads of storage in the crawl space beneath the main floor area. Complete with a single attached garage and private patio area out back in the heavily-treed yard. Fantastic location in the heart of Somerset, with a short walk to Shawnessy Shopping Centre, LRT, Cardel Rec Centre/YMCA and several area schools and playgrounds. A must see!