

**307, 3 Somervale View SW
Calgary, Alberta**

MLS # A2185588



\$285,000

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	773 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 606
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Wall Mirror

Welcome to this beautifully updated 2-bedroom, 1-bathroom condo that combines modern comfort with a peaceful lifestyle. Located on the top floor, this home boasts an open-concept layout that fills with natural light, creating a bright and airy space you'll love coming home to. The stylish white kitchen flows effortlessly into the dining and living areas, perfect for quiet evenings or entertaining guests. Step onto the sunny, south-facing balcony to take in tranquil views of lush green space — a serene spot for your morning coffee or unwinding after a long day. This home has been freshly painted, has new LVP flooring, and comes equipped with a brand-new, high-end Bosch dishwasher, offering a truly move-in-ready experience. Enjoy the ease of nearby amenities, including the C-Train, shopping centers, schools, a leisure center, and the library, all within a short walk or drive. The heated underground parking stall is a major bonus, offering protection for your vehicle and it has a spacious storage unit in front perfect for keeping your extra belongings organized and secure. With all utilities included (except internet), this home provides hassle-free living in a great community. Don't wait — call your favorite realtor today to book your private showing!