

**402, 1000 Somervale Court SW
Calgary, Alberta**

MLS # A2205823



\$319,900

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	926 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Laminate

Roof: Asphalt

Basement: -

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: -

Features: No Smoking Home, See Remarks

Water: -

Sewer: -

Condo Fee: \$ 607

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: None

Spacious, bright, top level corner unit with 2 bedrooms. Primary bedroom has an en suite and there is a second 4 piece bathroom next to the second bedroom. Freshly painted throughout, new laminate flooring and new carpets. This unit is inviting, very clean and ready to move in. Enjoy the privacy of top level, corner unit living with corner balcony. Layout is ideal with separated bedrooms with living room separating them. In unit storage, laundry room and corner gas fireplace This is one of the larger units in the complex. You virtually step out the complex doors and you can walk to the C Train in 3-4 minutes! Numerous amenities in the Shawnessy south area including loads of shopping, library, recreation centre, restaurants, box stores and more. Condo fees include all utilities. Quick possession.