

**116 Somervale Park SW
Calgary, Alberta**

MLS # A2237093



\$399,900

Division:	Somerset		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,182 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 316
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters		

Inclusions: NA

With a walk score of 73 (very walkable) and a transit score of 66 (good transit- many nearby public transportation options), you may end up permanently parking your vehicle in your attached garage! This townhome is in move in condition- newer flooring and a fresh coat of paint throughout. Main floor is open concept with trendy vinyl plank flooring. Kitchen cabinets and countertops have been updated with a trendy new color scheme. Step out through the sliding doors onto your private patio with mature trees. Convenient powder room on main floor. Upstairs you'll find main bathroom and 2 bedrooms including the large primary bedroom. Plenty of room in there for king sized bed, dressers and desk (if you need a quiet place to work). Basement is unfinished: furnace is newer and poly-b has been replaced. Single garage is 10' x 19' and driveway offers parking for second vehicle. HOA of \$75 per year covers amenities of Somerset- splash park, ball courts and playground.