

**#418, 4000 Somervale Court SW
Calgary, Alberta**

MLS # A2273458

\$288,000



Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	844 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 494
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 d75
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home		

Inclusions: N/A

This unit is located on the top floor of the 4000 units complex, It's balcony is situated to perfectly view the water bodies overseeing the Stoney Trail. Despite its proximity, traffic noise is minimal. From the elevators, It's a straight and short path to the unit for convenience. The unit is spaciouly laid out with privacy between the two bedrooms. There are a total of two bathrooms with one of them located inside the primary bedroom. The living room is brightly lit and give a great view of the balcony, the kitchen makes effective use of its space and has been neatly kept, perfect for a few roommates of a small family starting out.