

208, 4000 Somervale Court SW  
Calgary, Alberta

MLS # A2280987

# \$299,000



<b>Heating:</b>	Baseboard, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 616
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

Welcome to this exceptional, sun-filled two-bedroom, two-bathroom condo featuring the LARGEST LAYOUT in the building. Freshly painted and move-in ready, it offers a bright open living space with a corner fireplace and a private balcony overlooking the courtyard and fountain. Both bedrooms feature SOUTHWEST-FACING WINDOWS, filling the home with natural light throughout the day. The open kitchen flows into a generous dining area, ideal for entertaining. The primary suite includes a walk-through closet and private ensuite, while the oversized second bedroom is perfect for guests or a home office. In-suite laundry and storage included. Condo fees cover heat and electricity. Assigned parking stall plus street parking pass. Steps to Somerset C-Train Station and within walking distance to the YMCA and shopping, dining and everyday amenities.