



**208, 4000 Somervale Court SW
Calgary, Alberta**

MLS # A2280987

\$299,000



Division:	Somerset	
Type:	Residential/Low Rise (2-4 stories)	
Style:	Apartment-Single Level Unit	
Size:	1,060 sq.ft.	Age: 2001 (25 yrs old)
Beds:	2	Baths: 2
Garage:	Assigned, Stall	
Lot Size:	-	
Lot Feat:	-	

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