

**302, 3 Somervale View SW  
Calgary, Alberta**

**MLS # A2284231**



# \$279,900

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	735 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 615
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d125
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Storage		

**Inclusions:** None

GORGEOUS RENOVATED 2 BEDROOM SOMERSET TOP FLOOR CORNER UNIT CONDO includes ALL UTILITIES (Heat, Water, Electricity, Parking, Professional Management, and Snow Removal) PLUS an Underground Heated Parking & Storage Locker!! Plus, pets are allowed with board approval. Beautiful unit in adult (18+) building with only one shared wall and elevator. Fresh paint throughout the home, including walls, baseboards, doors, and trim. Updated light fixtures add a modern touch. With 735 sq ft, 2 Bedrooms, 1 Full Bathroom (New Quartz Countertops), this home is ideal for First-Time Buyers, Downsizers, or Investors looking for a low-maintenance property in a HIGHLY walkable location. Bright and functional Open-Concept Layout, features updated LVP flooring (replaced a couple of years ago) and a spacious living area with patio access and beautiful nighttime view of the lights of the Shawnessy Shopping District. The Kitchen has been tastefully refreshed with New Quartz Countertops (installed this year), cabinets professionally refinished with new paint for a refreshed look, and Brand New Appliances including a fridge, SMART stove with Wi-Fi, and hood fan, creating a Modern and Welcoming space to Cook and Entertain. Two well-sized Bedrooms including the Primary Bedroom with sliding doors to the patio, perfect for enjoying fresh air in the morning. You'll also love the convenience of In-Suite Laundry with a Full-Sized Washer and Dryer. This unit includes HEATED Underground Parking, a Storage Locker located at your parking stall, and the option to rent out the parking stall for added flexibility. This is the Perfect Location for the Professional who works downtown, you can be at the LRT station within 3 minutes! Within easy walking distance to ALL Major Shopping, Restaurants, Groceries, and the Cardel Rec South/YMCA & Arena less than a 5

min walk. You're also close to the Somerset Library, nearby schools including the high school, and have quick access to Stoney Trail, Deerfoot Trail, and Macleod Trail for easy commuting across the city.