

104, 6000 Somervale Court SW  
Calgary, Alberta

MLS # A2223209



**\$319,900**

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 712
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

<b>Inclusions:</b>	N/A
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Welcome to this Beautiful 1st floor unit | 2 Bedrooms | 2 Full Bathrooms | 1 Heated underground parking| Huge Balcony. This property features an open floor plan with two bedrooms and two full bathrooms, as well as the convenience of in-unit laundry. You'll find plenty of storage in the spacious kitchen. The bright living room flows out to a balcony, which would be ideal for enjoying warm summer days. The location is fantastic, right in the center of Somerset. It's just a short walk to public transportation, including the C-Train, as well as various shops, Walmart, restaurants, and other amenities. Plus, it offers very easy access to major roadways like Stoney Trail. This could be a wonderful opportunity for first-time homebuyers or investors. Call today for a viewing!!!!