

# **\$339,000 - 109, 6000 Somervale Court Sw, Calgary**

MLS® #A2222594

**\$339,000**

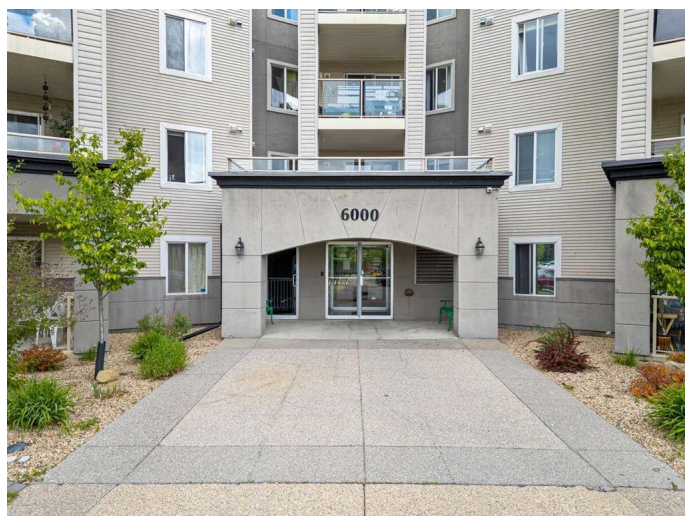
2 Bedroom, 2.00 Bathroom, 835 sqft

Residential on 0.00 Acres

Somerset, Calgary, Alberta

For more information, please click Brochure button.

Steps to Somerset LRT. Beautiful large, newly renovated 2 bedrooms, 2 full bathrooms, 1 heated underground titled parking and 1 outside parking stall, Non-Smoking, No Pets, Ground Floor condo located close to building entrance for easy access, featuring a brand new kitchen and upgraded bathroom vanities with quartz countertops, maintenance-free LVP flooring throughout the condo designed for a touch of luxury, perfect blend of functionality and elegance, ready to welcome you home! All utilities including heat, electricity and water are included in the condo fee. This condo is located in very quiet building of highly desirable Condo Complex of Somervale Court in the quiet community of Somerset in South Calgary, features an open floor plan with bedrooms on the opposite side of the unit for added privacy, Master bedroom with walk-in closet and en-suite full bathroom, Guest bedroom with adjacent full bathroom, pantry/storage room and in suite washer & dryer. Patio overlooks green space and landscaping with trees and is very private. Landscaped open area in front of the building. People who like to travel by public transit will appreciate the proximity to Somerset LRT station. Close to transit (LRT & Bus), YMCA, Library, Multiplex cinema and host of shopping within a 2 KM radius (Walmart, Superstore, Co-op, Safeway, Home Depot, Canadian Tire, Future Shop, Staples, Tim Hortons, Starbucks,



Banks (RBC, CIBC, TD, BMO), walk to Bishop O'Byrne Catholic High School, South Calgary Health Center. Everything you need is only moments away. Downtown is easily accessible via the C-train or MacLeod or Deerfoot Trails. Nearby Plaza includes medical facilities such as South Calgary Urgent Care and walk in clinic, dental clinic and much more. Immediate East of Somerset is Fish Creek Park with its extensive cycling paths and to the South is the Stoney Trail with quick access West to the mountains and Banff National Park. One of a kind!

Built in 2001

### **Essential Information**

MLS® #	A2222594
Price	\$339,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	835
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	109, 6000 Somervale Court Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4J4

### **Amenities**

Amenities	Elevator(s), Other, Parking, Snow Removal
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Parking Spaces	2
Parking	Stall, Underground

### Interior

Interior Features	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4
Basement	None

### Exterior

Exterior Features	Lighting
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	May 19th, 2025
Days on Market	18
Zoning	M-C2

### Listing Details

Listing Office	Easy List Realty
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