



THE
A-TEAM

**RE/MAX
FIRST**

11 SOMERVALE View #212, Calgary T2y 4A9

MLS® #: **A2116834**

Area: **Somerset**

Listing Date: **04/05/24**

List Price: **\$269,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 07-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **745**
Low Sqft:
Ttl Sqft: **745**

DOM

44

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony, Other**

Construction:
Vinyl Siding, Wood Frame
Flooring:
Linoleum, Vinyl Plank
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Refrigerator, Trash Compactor, Washer/Dryer Stacked**
Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`3" x 12`9"	Kitchen With Eating Area	Main	12`9" x 12`0"
Bedroom - Primary	Main	12`11" x 10`9"	Bedroom	Main	11`8" x 9`5"
Entrance	Main	8`1" x 4`7"	4pc Bathroom	Main	7`5" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$606

Title:
Fee Simple
Fee Freq:

Zoning:
M-C1 d125

Legal Desc:	9913396	Monthly	Remarks
Pub Rmks:	<p>This is a great home in a fantastic neighborhood close to so many amenities!! Somerset is a beautiful community in south west Calgary and this home has everything you need. Featured in this lovely 2 bedroom 1 bath end unit is an open concept living room, dining area and kitchen and a great balcony. There have been updates to flooring, plumbing fixtures and a new dishwasher last year. This very well appointed and well maintained home will suit all of your needs including in suite laundry and storage. And even though the LRT is within walking distance, this unit comes with one assigned stall in the heated parkade. Dont miss out on this little gem and book your showing today!</p>		
Inclusions:	N/A		
Property Listed By:	Century 21 Bamber Realty LTD.		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



