



THE
A-TEAM

**RE/MAX
FIRST**

4000 SOMERVALE Court #312, Calgary T2Y 4J3

MLS® #: **A2150951** Area: **Somerset** Listing **07/19/24** List Price: **\$325,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$15k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2001**

Finished Floor Area

Abv Sqft: **1,059**
 Low Sqft:
 Ttl Sqft: **1,059**

DOM

59
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned,Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	12`4" x 15`5"	Bedroom	Main	11`0" x 14`7"
Living Room	Main	13`10" x 15`7"	Dining Room	Main	12`3" x 8`4"
Kitchen	Main	8`3" x 8`0"	Laundry	Main	9`0" x 7`8"
Foyer	Main	4`5" x 8`5"	Walk-In Closet	Main	9`0" x 4`2"
4pc Ensuite bath	Main	7`5" x 4`11"	4pc Bathroom	Main	8`2" x 5`0"

Legal/Tax/Financial

Condo Fee: **\$616** Title: **Fee Simple** Zoning: **M-C2 d75**
 Fee Freq:

Monthly

Legal Desc: 0111427

Remarks

Pub Rmks: **Hey, future homeowner! Are you ready to get out of paying rent and step into your dream condo? This spacious and inviting 2-bedroom, 2-bathroom gem in the heart of Somerset is exactly what you've been searching for. It's bright, it's welcoming, and it's move-in ready. Let's dive into why this could be your perfect first home: - **Bright and Airy Living Space**: Picture yourself in a sun-soaked living area with west-facing windows. It's open concept, perfect for your everyday living and those epic dinner parties. - **Practical Layout**: Designed with you in mind, every inch of this condo is optimized for comfort and functionality. - **Ample Storage**: The massive laundry and storage area is a game-changer. Say goodbye to clutter! - **Primary Bedroom Retreat**: A huge primary bedroom featuring a walk-in closet and a private ensuite bathroom. It's your personal sanctuary. - **Versatile Second Bedroom**: Whether you need a kid's room, a guest room or a home office, this generously sized second bedroom has you covered. - **Private Patio**: Your west-facing patio overlooks a peaceful courtyard. It's the perfect spot to chill out after a long day. - **Pet Friendly**: Got pets? No problem! This condo welcomes your furry friends with board approval. - **Convenient Parking**: Assigned parking stall with a winter plug-in, plus additional permit street parking available through the city. - **All-Inclusive Condo Fees**: Electricity included! Yes, you heard that right - all your utilities are covered. Somerset is the place to be! Schools, shopping, the YMCA, restaurants, and the C-Train are all just a stone's throw away. Quick travel around the city? Stoney Trail's got you covered. And let's not forget the beautiful pond nearby for your daily walks. So, what are you waiting for? This is more than just a condo; it's your new home. Opportunities like this don't last long. Call your favorite realtor now to schedule your viewing and let's get you into your dream home today!**

Inclusions: **light fixtures**
Property Listed By: **Real Broker**

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