



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1000 SOMERVALE Court #1107, Calgary T2Y4K4**

MLS®#: **A2158708**      Area: **Somerset**      Listing Date: **08/18/24**      List Price: **\$309,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$21k, 22-Oct**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Assigned,Guest,Off Street,Parking Lot,Plug-In,Stall**

Finished Floor Area

Abv Sqft: **842**  
 Low Sqft:  
 Ttl Sqft: **842**

DOM

**96**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Dog Run**

Construction: **Wood Frame**  
 Flooring: **Carpet,Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **Jetted Tub,Kitchen Island,No Smoking Home**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`10" x 10`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`1" x 10`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`11" x 11`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`4" x 9`5"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`8" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`7" x 4`11"</b>

Legal/Tax/Financial

Condo Fee: **\$556**      Title: **Fee Simple**      Zoning: **M-C2 d75**  
 Fee Freq:

Monthly

Legal Desc: 0113331

Remarks

Pub Rmks: **Welcome to your sunny urban retreat! This spacious and bright 2-BED, 2-BATH GROUND-FLOOR apartment condo offers OPEN CONCEPT living, perfectly designed for comfort and convenience. Primary bedroom has walk-thru closet and FULL ENSUITE. On the other side of the unit, separated by open concept kitchen, living and dining area, is another good sized bedroom and a second full bathroom - perfectly set up for small family or roommates. IN-SUITE LAUNDRY and storage, west facing patio and 2-PARKING STALLS. Located in a well managed, PET-FRIENDLY building monitored by security cameras. CONDO FEES INCLUDE UTILITIES!! Just steps from the Somerset LRT station, YMCA, Schools, shopping, restaurants and entertainment options. Units in this all-ages, well managed, pet friendly building are seldom available. Book your showing today!**

Inclusions: **window coverings**  
Property Listed By: **RE/MAX Realty Professionals**

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









