



THE A-TEAM

RE/MAX FIRST

4000 SOMERVALE Court #213, Calgary T2Y 4J3

MLS® #: A2160038 Area: Somerset Listing Date: 08/23/24 List Price: \$319,000
Status: Active County: Calgary Change: -\$6k, 07-Sep 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:

Residential Apartment Calgary 2001

Finished Floor Area

Abv Sqft: 970

Low Sqft:

Ttl Sqft: 970

Assigned,Stall

DOM

26

Layout

Beds: 2 (2 )

Baths: 2.0 (2 0)

Style: Apartment

Parking

Ttl Park: 1

Garage Sz:

Utilities and Features

Roof: Asphalt Shingle Heating: Baseboard Sewer: Ext Feat: Balcony

Construction: Mixed, Vinyl Siding, Wood Frame Flooring: Carpet, Ceramic Tile, Laminate Water Source: Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Electric Stove, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings
Int Feat: Breakfast Bar, Elevator, No Animal Home, No Smoking Home
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Kitchen With Eating Area, Bedroom, and 4pc Ensuite bath.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$573

Fee Simple

M-C2 d75

Fee Freq:

Monthly

Legal Desc: 0111427

Remarks

Pub Rmks: **OPEN HOUSE SAT SEPT 21 - 11AM-1PM. Price Adjusted to \$319,000. Welcome! Freshly painted in neutral colours is this 2 bed, 2 bath corner suite with massive balcony overlooking the pond and natural area. Spotlessly clean and ready for you to move into. This condo has 2 storage spaces so no more running down to a storage locker when both areas are in your condo. 1st is by the front door and 2nd is off the balcony. Speaking of balconies, this one is one of the largest in the building with it being a corner unit which gives you space to have a full patio set. Bedrooms are separated by the living space which is ideal if you want a roommate or need to set it up as a home office. Main bedroom has a walk through closet to a full ensuite bath. 2nd full bath is conveniently located by the 2nd bedroom. Fridge was new in 2023, washer and dryer are 3 years old. There is an A/C window unit to keep the main living area cool on these hot summer days and with the cooler fall weather ahead you can cozy up with the gas fireplace. If you love to create memorable meals than you will love the tons of counter space along with cupboards in the kitchen, no more tiny condo kitchen for you! All this is located a short walk to the C-train, shopping, schools, Timmies and so much more. Come and take a look today, you won't be disappointed.**

Inclusions: **None**  
Property Listed By: **Royal LePage Solutions**

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















