



THE A-TEAM

RE/MAX FIRST

3000 SOMERVALE Court #417, Calgary T2Y 4K4

MLS® #: A2166892 Area: Somerset Listing Date: 09/18/24 List Price: \$299,900
Status: Active County: Calgary Change: -\$19k, 24-Sep Association: Fort McMurray



General Information

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

Finished Floor Area
Abv Sqft: 842
Low Sqft:
Ttl Sqft: 842

DOM

29
Layout
Beds: 2 (2 )
Baths: 1.0 (1 0)
Style: Apartment

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: 1
Garage Sz:

Access:

Lot Feat:
Park Feat: Underground

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Balcony
Construction: Vinyl Siding, Wood Frame
Flooring: Laminate
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Int Feat: Smart Home, Storage, Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Living Room, and Bedroom.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$520

Fee Simple

M-C2 d75

Fee Freq:

Monthly

Legal Desc: 0111892

Remarks

Pub Rmks: **Welcome to your new home in the South West community of Somerset! This stunning 2 bedroom, 1 bathroom condominium unit boasts elegance and convenience at every turn. As you step inside through your hallway front entrance that makes this unit feel like a true home, you're greeted by an abundance of natural light. The open concept living and dining area flow seamlessly. The bedrooms are adorned with cozy carpeting, providing comfort and warmth. This unit comes complete with in-suite laundry for added convenience, ensuring laundry day is a breeze. You'll enjoy easy access to schools, picturesque ponds, scenic walking paths, shopping destinations, and an array of restaurants. Commuting is a breeze with quick access to one of the biggest plaza in Calgary, C-Train Station, Stoney Trail and Deerfoot Trail, making this the perfect home for both convenience and lifestyle. Don't miss out on the opportunity to make this your new home! Schedule your viewing today and experience condominium living at its finest.**

Inclusions: None  
Property Listed By: Grand Realty

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

































