



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4000 SOMERVALE Court #217, Calgary T2Y 4J3**

MLS®#: **A2167966**

Area: **Somerset**

Listing Date: **09/23/24**

List Price: **\$298,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **805**  
Low Sqft:  
Ttl Sqft: **805**

DOM

**71**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony,Garden,Playground**

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

Kitchen Appl: **Dishwasher,Electric Oven,Refrigerator,Washer/Dryer**  
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
Balcony	Main	11`0" x 8`3"
Dining Room	Main	8`3" x 10`1"
Laundry	Main	4`5" x 5`1"
Bedroom	Main	10`5" x 9`1"
Walk-In Closet	Main	3`3" x 6`9"

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

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$474

Fee Simple

M-C2 d75

Fee Freq:

Monthly

Legal Desc: 0111427

Remarks

Pub Rmks: **Excellent Opportunity to buy a 2 Bedroom 2 Bathroom condo in Somerset! END UNIT and ONE OF THE LARGER UNITS. Just a short distance away from the Somerset LRT Station, and minutes away from GREAT SHOPPING, & AMENITIES! LAMINATE FLOORING throughout the living room, dining room & hallways. The Kitchen is spacious , ample counter tops and an ISLAND with chic white cabinetry! Master Bedroom with a WALK-THROUGH CLOSET & 4-PIECE ENSUITE! 2nd Spacious Bedroom and a 2nd 4-PIECE Bathroom! Laundry area is conveniently tucked away and comes with a space for Storage. The living room area is spacious with plenty of room for all your furniture. Huge dining room area. Balcony is large and has south facing view of the ponds. Unit comes with 1 Assigned Parking Stall. Condo Building is VERY CLEAN & WELL KEPT. Call NOW to view !!!**

Inclusions: na  
Property Listed By: MaxWell Canyon Creek

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









