



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4000 SOMERVALE Court #410, Calgary T2Y 4J3**

MLS®#: **A2171568**      Area: **Somerset**      Listing Date: **10/08/24**      List Price: **\$250,000**  
 Status: **Pending**      County: **Calgary**      Change: **-\$20k, 24-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2004**

Lot Information

Lot Sz Ar:  
 Lot Shape:

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

Finished Floor Area

Abv Sqft: **681**  
 Low Sqft:  
 Ttl Sqft: **681**

DOM

**44**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick, Vinyl Siding**  
 Heating: **Baseboard**      Flooring: **Ceramic Tile, Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Electric Range, Garburator, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`9" x 10`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`8" x 7`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 12`9"</b>	<b>Laundry</b>	<b>Main</b>	<b>4`8" x 2`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`11" x 9`8"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee: **\$411**      Title: **Fee Simple**      Zoning: **M-C2**  
 Fee Freq:

Monthly

Legal Desc: 0111427

Remarks

Pub Rmks: **This is a stunning top-floor, one-bedroom, one-bathroom unit in Somerset Crossing. As you enter, you will notice the open concept and abundant natural light flooding the space. White cabinets, High-end stainless steel appliances, Roller shades, and rich laminate flooring throughout make a real statement. The dining area is equipped with a gas fireplace and mantle, seamlessly connecting to the living area. The primary suite is a very nice size and is equipped with a generous walk-in closet. The in-suite laundry and large in-unit storage area top this unit off. With all the convenience of being close to the C-train and all the great shopping that Shawnessy offers, you will not want to miss out on this fantastic unit. Book your private showing today!**

Inclusions: **N/A**  
Property Listed By: **Paramount Real Estate Corporation**

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





