



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6000 SOMERVALE Court #216, Calgary T2Y4J4**

MLS®#: **A2176333**

Area: **Somerset**

Listing Date: **10/31/24**

List Price: **\$345,000**

Status: **Active**

County: **Calgary**

Change: **None**

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: **Parkade, Underground**

DOM

**21**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Vinyl Siding, Wood Frame**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer**  
Int Feat: **Closet Organizers, No Animal Home, No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 8`6"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`9" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`5" x 12`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`1" x 12`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`10" x 9`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`11" x 15`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`2" x 11`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$734**

Title:  
**Fee Simple**

Zoning:  
**M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **0111893**

Remarks

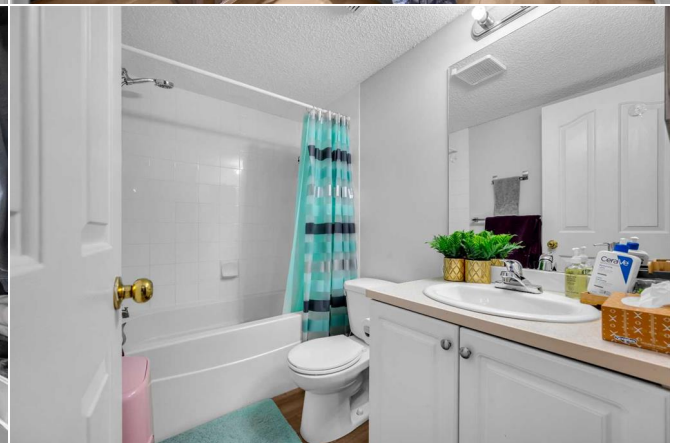
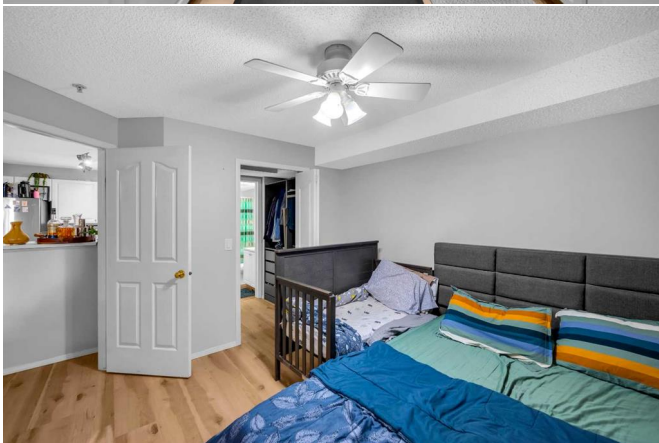
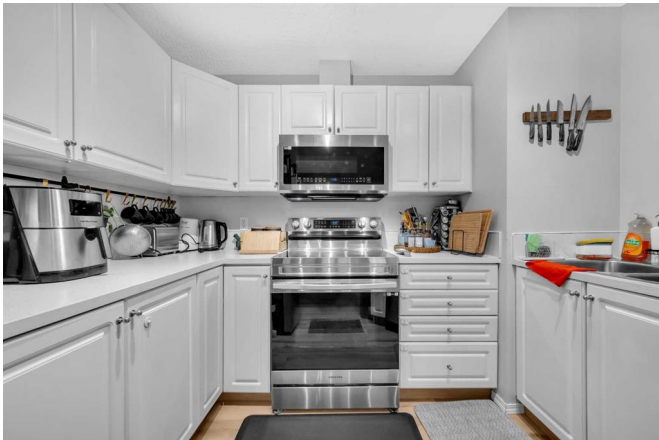
Pub Rmks: **This beautifully updated 2-bedroom, 2-bathroom apartment is ideally located in the highly sought-after SW quadrant in Somerset, placing you in close proximity to numerous amenities. Enjoy quick and easy access to the C-Train station, city bus service, shopping plazas, and major routes like Deerfoot and Stoney Trail, making this a perfect choice for convenient city living. Situated on the second floor, this unit includes a titled underground heated parking space conveniently adjacent to the parkade entrance for easy accessibility. Recent updates include fresh paint and high-quality vinyl plank flooring, enhancing the modern feel throughout. The stunning kitchen is equipped with newer stainless steel appliances, creating a contemporary cooking experience. Step onto the balcony for a relaxing view of lush greenery and mature trees, offering both privacy and a tranquil retreat. Don't miss this opportunity to live in a well-appointed space with excellent access to city amenities. Parking stall # is 5.. !! Book your showing Today !!!**

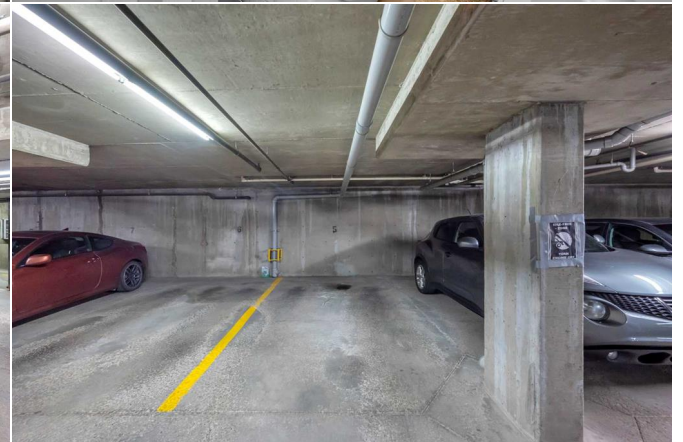
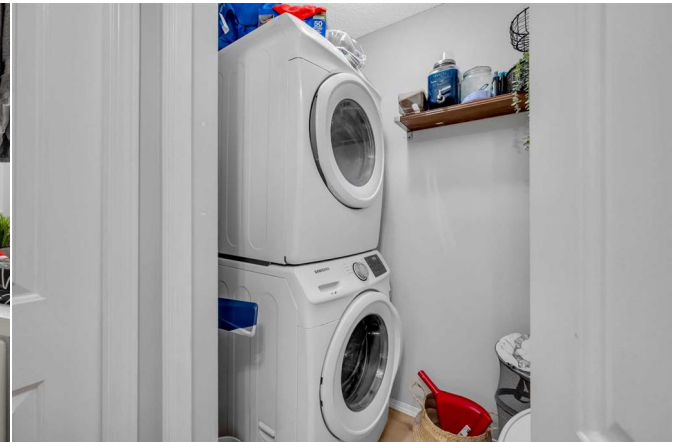
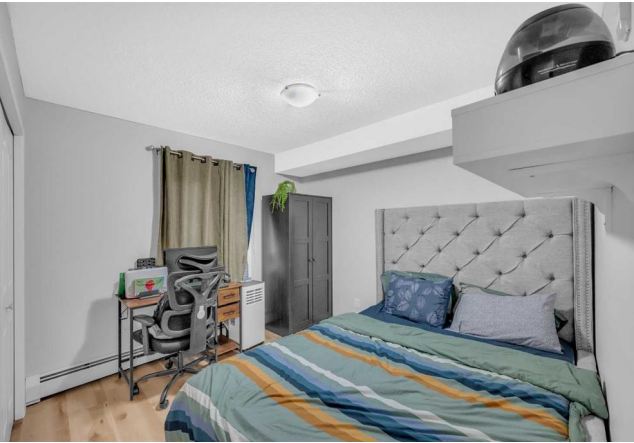
Inclusions: **N/A**  
Property Listed By: **Coldwell Banker Mountain Central**

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











6216-6000 Somervale Ct SW, Calgary, AB

Main Floor Interior Area 856.93 sq ft



0 3 6 ft

PREPARED: 2024/10/03



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.