



THE
A-TEAM

**RE/MAX
FIRST**

6000 SOMERVALE Court #317, Calgary T2Y4J4

MLS®#: **A2176581**

Area: **Somerset**

Listing Date: **11/06/24**

List Price: **\$299,900**

Status: **Pending**

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:

Finished Floor Area
Abv Sqft: **806**
Low Sqft:
Ttl Sqft: **806**

Parkade,Stall,Titled,Underground

DOM

15

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Ceiling Fan(s),Kitchen Island,No Animal Home,No Smoking Home**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-------------|----------------------|-------------------------|-------------|-----------------------|
| 4pc Bathroom | Main | 5`7" x 8`7" | 4pc Ensuite bath | Main | 5`8" x 7`4" |
| Balcony | Main | 12`2" x 9`6" | Bedroom | Main | 11`0" x 10`1" |
| Dining Room | Main | 8`5" x 4`5" | Foyer | Main | 4`3" x 4`5" |
| Kitchen | Main | 10`5" x 11`3" | Living Room | Main | 13`1" x 15`10" |
| Bedroom - Primary | Main | 10`3" x 10`5" | | | |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$684

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc:

0111893

Remarks

Pub Rmks:

2 BED | 2 BATH | ALL UTILITIES INCLUDED IN CONDO FEES | TITLED UNDERGROUND PARKING | NEW FLOORING | WALKING DISTANCE TO LRT & TRANSIT| Enjoy the open concept living as you walk through your front door. You will be greeted by a spacious living room with a featured gas fireplace. Enjoy your time on your private balcony overlooking the green space with trees. Your kitchen has ample cabinetry and an island, ideal for entertaining your family and friends. The primary bedroom boasts a 4-piece ensuite and walkthrough closet. A second spacious bedroom, main bathroom and laundry complete the home. Perfectly located close to all your everyday needs like shopping, restaurants, YMCA and library. Somerset LRT station is just a couple of minutes' walk away.

Inclusions:

N/A

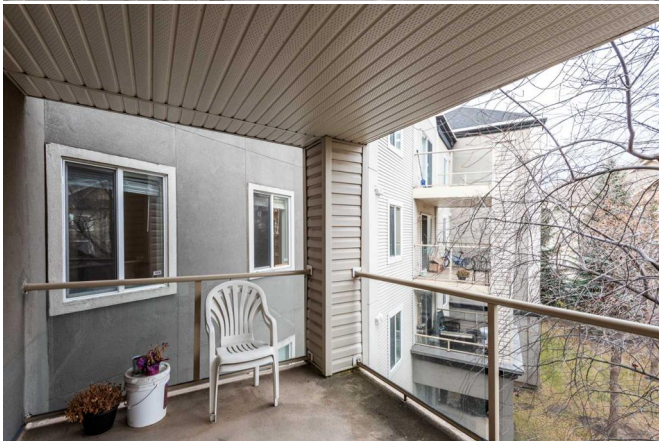
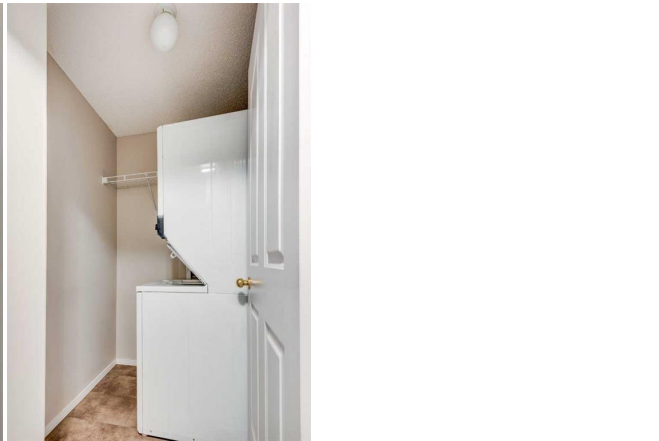
Property Listed By:

Nineteen 88 Real Estate

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









317-6000 Somervale Ct SW, Calgary, AB

Main Floor Interior Area 856.87 sq ft



0 3 6 ft

PREPARED: 2024/1/06



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