



THE
A-TEAM

**RE/MAX
FIRST**

5500 SOMERVALE Court #202, Calgary T2Y 4L9

MLS® #: **A2176954**

Area: **Somerset**

Listing Date: **11/01/24**

List Price: **\$318,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2003**

Finished Floor Area

Abv Sqft: **971**

Low Sqft:

Ttl Sqft: **971**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

20

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Underground

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony**

Construction:

Wood Frame

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**

Int Feat: **Open Floorplan**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`9" x 12`5"	Bedroom - Primary	Main	14`1" x 11`3"
Bedroom	Main	10`3" x 9`7"	3pc Ensuite bath	Main	
4pc Bathroom	Main		Kitchen	Main	11`2" x 9`2"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$773

Fee Simple

M-C2 d75

Fee Freq:

Monthly

Legal Desc: 0310648

Remarks

Pub Rmks: **CONDO FEE includes gas, electricity, water, heat!!! CORNER large UNIT | Heated parking | 2 bed + 2 baths. WALKING distance to LRT, YMCA, library, shopping center. In this building. And this building ALLOWS PETS! The unit itself is one of the largest with living room in the middle giving owners more privacy. Your new home is charming and open with light pouring into every room. The bright beautiful kitchen has an eat up island. There is a storage room in the unit, as well as extra storage on the balcony. The master bedroom has a walk-through closet that leads to your private bathroom and the spare bedroom has enough room for a queen size bed! CONDO FEE includes gas, electricity, water, heat!!! SELLER IS MOTIVATED!**

Inclusions: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings**
Property Listed By: **Century 21 Bravo Realty**

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







