



THE A-TEAM

RE/MAX FIRST

6000 SOMERVALE Court #410, Calgary T2y 4J4

MLS@#: A2176978 Area: Somerset Listing Date: 11/01/24 List Price: \$256,000
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, Stall, Underground

Finished Floor Area

Abv Sqft: 680
Low Sqft:
Ttl Sqft: 680

DOM

19
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: Apartment

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Baseboard
Sewer:
Ext Feat: Courtyard

Construction: Vinyl Siding
Flooring: Carpet, Linoleum
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Int Feat: Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room (Main, 23'7" x 16'9") and Bedroom - Primary (Main, 13'9" x 9'5").

Legal/Tax/Financial

Condo Fee: \$582 Title: Fee Simple Fee Freq: Zoning: M-C2

Monthly

Legal Desc: 0111893

Remarks

Pub Rmks: **Very beautiful condo - Amazing to be able to own your very own home!! Enjoy the view from this TOP FLOOR condo with beautiful deck/awning. This one bedroom unit features an open and functional living space with good size kitchen/island, dining area currently being used as an office, living room with corner gas fireplace and patio door to superb south balcony, lovely bedroom with walk-in closet and 4-piece bathroom. Imagine One TITLED UNDERGROUND PARKING STALL (These are extremely hard to find at this price - parking is coveted and here you own it)!! In-Suite Laundry tops it all as you relax while throwing in your laundry. Prime location! Walking distance to C-train station, YMCA, Library, Schools and the amenity rich Shawnessy Shopping Center. Quick access to 22X and Stoney Trail. Definitely see this now and get moving!! You are going to love it!! It truly is very SPECIAL!**

Inclusions:  
Property Listed By: **Awning on deck  
RE/MAX First**

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









