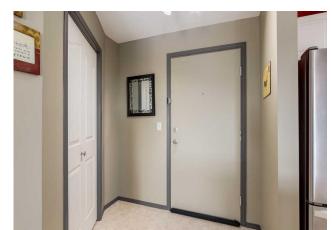


6000 SOMERVALE Court #410, Calgary T2y 4J4

MLS®#: A2176978 Listing 11/01/24 List Price: **\$256,000** Area: Somerset

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: City/Town: Calgary

Lot Information Lot Sz Ar:

Lot Shape:

Year Built:

Access: Lot Feat:

Park Feat: Parkade, Stall, Underground

Apartment

Finished Floor Area 2001 Abv Saft:

> Ttl Sqft: 680

Low Sqft:

680

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

19

Ttl Park: 1 Garage Sz:

1(1)

1.0 (1 0)

Apartment

Utilities and Features

Baseboard Heating:

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:

Roof:

Room Information

Room Level **Dimensions** Room Level **Dimensions Living Room** Main 23`7" x 16`9" Kitchen Main 9`4" x 7`6"

13`9" x 9`5" **Bedroom - Primary** Main 4pc Bathroom Main

Legal/Tax/Financial

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

Fee Freq:

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

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



