



THE
A-TEAM

**RE/MAX
FIRST**

1000 SOMERVALE Court #415, Calgary T2Y4K4

MLS®#: **A2178425** Area: **Somerset** Listing Date: **11/15/24** List Price: **\$349,900**
 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**

Finished Floor Area

Abv Sqft: **842**
 Low Sqft:
 Ttl Sqft: **842**

DOM

6
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`7" x 11`9"	Kitchen	Main	11`3" x 10`1"
Dining Room	Main	9`1" x 7`2"	Bedroom - Primary	Main	10`11" x 10`7"
4pc Ensuite bath	Main		Bedroom	Main	10`4" x 9`8"
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee: **\$556** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **0113331**

Remarks

Pub Rmks: **Welcome to this stunning top-floor 2-bedroom, 2-bathroom apartment located in the desirable Somerset community. This thoughtfully designed home boasts modern finishes and exceptional convenience, perfect for both first-time buyers and investors. Step inside to discover a bright, open-concept living space with stylish quartz countertops and stainless steel appliances in the kitchen, complete with a large island featuring an eating bar—ideal for entertaining guests. The primary bedroom impresses with a walk-through closet that leads to a private 4-piece ensuite, offering a peaceful retreat at the end of the day. The second bedroom is generously sized and conveniently located near the additional full bathroom. Enjoy the luxury of in-suite laundry with a stacked front-loading washer and dryer, along with additional storage space for all your needs. Step out onto your private balcony, equipped with a gas line ready for summer barbecues and outdoor gatherings. Plus, you'll have the added convenience of an outdoor parking stall. Situated within walking distance of the Somerset LRT station, this apartment offers easy commuting and is close to shopping, schools, and all the amenities you need. With quick access to Stoney Trail, you'll love the perfect blend of comfort and convenience this home provides. Don't miss the opportunity to make this exceptional apartment your own—schedule your viewing today.**

Inclusions: **None**
Property Listed By: **2% Realty**

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





