



THE
A-TEAM

**RE/MAX
FIRST**

1000 SOMERVALE Court #311, Calgary T2Y 4K4

MLS®#: **A2179272**

Area: **Somerset**

Listing Date: **11/15/24**

List Price: **\$314,900**

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:

Finished Floor Area
Abv Sqft: **846**
Low Sqft:
Ttl Sqft: **846**

Assigned,Stall

DOM

6

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Playground**

Construction: **Brick,Concrete,Vinyl Siding**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`11" x 9`11"	Dining Room	Main	11`10" x 9`11"
Living Room	Main	13`11" x 11`10"	Laundry	Main	7`9" x 3`11"
Balcony	Main	12`3" x 8`1"	Bedroom - Primary	Main	10`10" x 10`8"
Bedroom	Main	10`4" x 9`8"	4pc Ensuite bath	Main	7`8" x 4`11"
4pc Bathroom	Main	8`6" x 4`11"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$556

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 0113331

Remarks

Pub Rmks: **Great Location! The condo building is just across the Somerset C-Train station. It's a few minutes walk to shopping, banks, restaurants, YMCA, sports shops, medical, schools, parks, theaters and much more. It's an excellent two bedroom 2 bathroom condo with spacious floor plan. The primary bedroom has considerable size complimented with a walk-in closet and a full 4 piece ensuite bathroom. The unit has laminate flooring, tile works in both bathrooms, beautiful countertops and backsplash. There are two assigned above ground parking stall numbers 30 & 31 included. Condo fees includes Heat, Electricity, Water, Sewer, Snow Removal, Reserve Fund Contributions and Professional Management. As additional feature, seller has included the installed Culligan Water Purifier by the counter sink. Book your showing today!**

Inclusions: **None**
Property Listed By: **CIR Realty**

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





