



THE
A-TEAM

**RE/MAX
FIRST**

3000 SOMERVALE Court #115, Calgary T2Y 4J2

MLS®#: **A2184171**

Area: **Somerset**

Listing Date: **12/20/24**

List Price: **\$319,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2001**

Finished Floor Area

Abv Sqft: **838**

Low Sqft:

Ttl Sqft: **838**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

Parkade,Titled,Underground

DOM

1

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz: **1**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Breakfast Bar,Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	23`10" x 11`9"	Kitchen	Main	9`9" x 8`9"
Bedroom - Primary	Main	10`9" x 10`8"	3pc Ensuite bath	Main	7`8" x 4`11"
Bedroom	Main	10`2" x 9`7"	Foyer	Main	5`6" x 4`10"
Laundry	Main	7`9" x 3`9"	4pc Bathroom	Main	8`6" x 4`10"
Other	Main	13`2" x 8`5"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$526

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 0111892

Remarks

Pub Rmks: ****NEW PRICE ADJUSTMENT** This well-designed ground-floor residence offers nearly 850 sqft of open-concept living space, balancing comfort and functionality. The kitchen is equipped with ample cabinetry, generous counter space, and all the essentials for easy meal preparation. The adjoining dining and living areas offer plenty of room to relax or entertain. The primary bedroom features an en-suite and a large gallery closet, while the second bedroom, located on the opposite side of the unit for added privacy, is spacious and versatile for guests or a home office. This home includes in-suite laundry, a titled large storage room, and one titled stall in the underground heated garage as well as additional visitor parking in this well managed complex.. With CONDO FEES COVERING ALL UTILITIES—INCLUDING ELECTRICITY AND THE HOA—you'll enjoy worry-free living. **RECENT UPDATES: LAMINATE FLOORING + FRESH INTERIOR PAINT. Situated in a prime location, with quick access to shopping, dining, schools, parks, Shawnessy LRT, YMCA, and a wide variety of shops and restaurants. This home is perfect for those seeking a low-maintenance, convenient lifestyle whether as an investment property OR own personal home. Make it yours today!**

Inclusions: None
Property Listed By: Greater Property Group

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







