

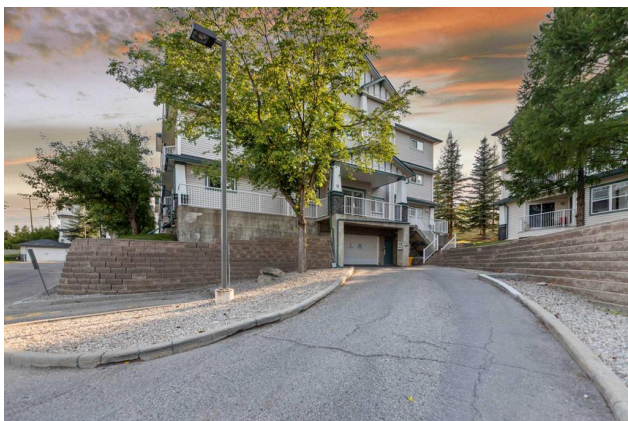


THE
A-TEAM

**RE/MAX
FIRST**

11 SOMERVALE View #207, Calgary T2Y 4A9

MLS® #: **A2188787** Area: **Somerset** Listing Date: **01/19/25** List Price: **\$269,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1999**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Assigned, Underground**

Finished Floor Area

Abv Sqft: **801**
 Low Sqft:
 Ttl Sqft: **801**

DOM

13
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Refrigerator, Washer/Dryer**
 Int Feat: **No Smoking Home, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	13`11" x 10`2"	Bedroom	Main	11`2" x 8`10"
4pc Bathroom	Main	9`4" x 4`11"	Living Room	Main	14`2" x 10`0"
Dining Room	Main	10`2" x 10`2"			

Legal/Tax/Financial

Condo Fee: **\$597** Title: **Fee Simple** Zoning: **M-C1**
 Fee Freq:

Monthly

Legal Desc: 9913396

Remarks

Pub Rmks: **Welcome to 11 Somervale View, located in the vibrant community of Somerset. This spacious and modern (adult living 18+) two bedroom, one bathroom apartment boasts a large open concept living area, perfect for both relaxation and entertaining. Comes with its own in-suite laundry & secure underground parking. The apartment is located within walking distance of key amenities, including a train station for easy commuting, a vibrant shopping district, and reputable schools. The condo fee covers everything including heat, water, insurance & electricity. This unit is located close to Stoney & McLeod Trail so its an easy commute to reach other parts of the city. Call your favourite realtor today before its gone!**

Inclusions: **N/A**
Property Listed By: **MaxWell Canyon Creek**

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

