

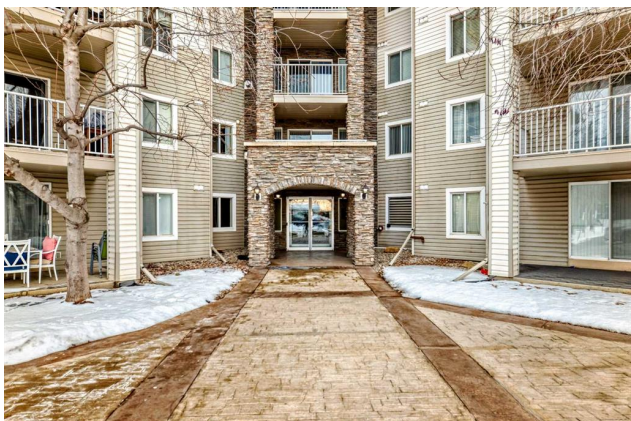


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3000 SOMERVALE Court #219, Calgary T2Y 4J2**

MLS®#: **A2195886**      Area: **Somerset**      Listing Date: **02/21/25**      List Price: **\$329,900**  
 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: **914**  
 Low Sqft:  
 Ttl Sqft: **914**

**Underground**

DOM

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

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Concrete,Wood Frame**  
 Flooring: **Carpet**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Laminate Counters,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>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$558**  
 Title: **Fee Simple**  
 Fee Freq: **Monthly**

Zoning: **M-C2**

Legal Desc: **0111892**

Remarks

Pub Rmks:

**WELCOME TO THIS BEAUTIFUL 2 BEDROOM 2 BATHROOM CORNER UNIT, COMPLETE WITH A TITLED UNDERGROUND HEATED PARKING. The freshly painted interior boasts over 914 SQFT of living space, with an open concept kitchen, generous size dining and living areas, and 2 spacious bedrooms. Start your day with a cup of coffee on the east-facing balcony. The location is ideal for commuters, with the LRT just a 2-minute walk away and easy access to MacLeod and Stoney Trail by car. The condominium is conveniently located within a proximity of a variety of amenities, including grocery stores, a library, restaurants, retail shops, YMCA and schools. REASONABLE CONDO FEES COVER ALL THE UTILITIES, making this an attractive opportunity for first-time homebuyers or savvy investors. Call your favorite realtor!**

Inclusions:

**Window coverings**

Property Listed By:

**Real Estate Professionals Inc.**

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





