



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3 SOMERVALE View #305, Calgary T2Y4A9**

MLS® #: **A2197011**

Area: **Somerset**

Listing Date: **02/27/25**

List Price: **\$265,000**

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:

Finished Floor Area

Abv Sqft: **777**  
Low Sqft:  
Ttl Sqft: **777**

DOM

**-0**  
Layout  
Beds: **2 (2)**  
Baths: **1.0 (1 0)**  
Style: **Apartment-Low-Rise (1-4)**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:  
Lot Feat:  
Park Feat:

**Additional Parking,Assigned,Electric Gate,Enclosed,Guest,Heated Garage,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Storage**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`1" x 10`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`8" x 10`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`8" x 14`8"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`0" x 11`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 10`6"</b>	<b>Laundry</b>	<b>Main</b>	<b>11`9" x 5`4"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>6`7" x 9`6"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$606**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **9913396**

Remarks

Pub Rmks: **Welcome to this bright and cheerful top-floor condo in the sought-after community of Somerset! Perfect for commuters, this home is just steps away from the Somerset LRT station, offering incredible convenience. The unit features heated underground parking, in-suite laundry, and sliding glass doors that open to your private balcony. Freshly painted throughout, the recently updated kitchen boasts beautiful stained oak cabinets, a full pantry, and upgraded appliances including a 2024 Stainless steel fridge and stove, as well as a washer, dryer, dishwasher, and microwave. With two spacious, well-lit bedrooms and a large bathroom with a generous vanity and mirror, this unit is designed for comfort. New blinds add a modern touch, while the sizeable laundry and storage room provides extra space. Plus, enjoy the rarity of a second storage shed located in the secured underground parking area. ALL condo fees are included in your monthly payment, covering heat, water, electricity, parking, professional management, and snow removal. This adult (18+) community welcomes pets with board approval, and quick possession is available. The location couldn't be better—just blocks from the YMCA, library, and conveniently close to Stoney, Deerfoot, and Macleod Trails, along with shopping and dining options. This building offers elevator access from the ground level-garage, making it easy to get to your top-floor oasis. This is truly a must-see!**

Inclusions: **Some furniture For Sale**  
Property Listed By: **RE/MAX House of Real Estate**

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







