



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6000 SOMERVALE Court #409, Calgary T2J 4J4**

MLS® #: **A2197388**

Area: **Somerset**

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

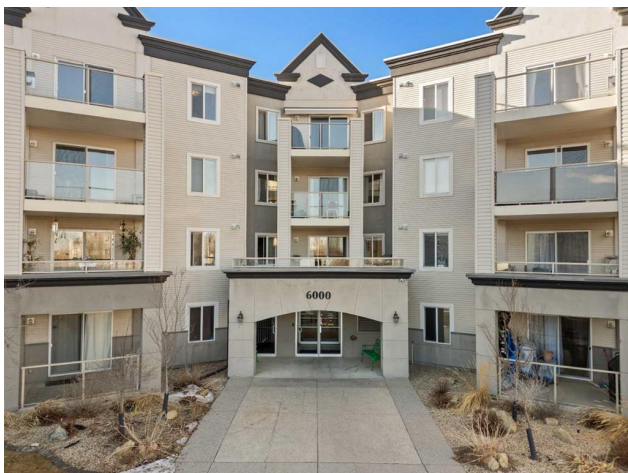
List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment  
Calgary  
2001**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **832**  
Low Sqft:  
Ttl Sqft: **832**

DOM

**0**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment-Multi  
Level Unit**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Stall,Titled,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Breakfast Bar**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Foyer</b>	<b>Main</b>	<b>5`5" x 8`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`8" x 15`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`8" x 9`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>7`2" x 8`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 10`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 11`9"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$712**

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

Zoning:  
**M-C2**

Legal Desc: **0111893**

Remarks

Pub Rmks: **ALL UTILITIES INCLUDED IN CONDO FEES | 2 PARKING STALLS (INDOOR & OUTDOOR) | Don't miss out on this incredible opportunity to own a bright, south-facing top-floor unit! This spacious 2-bedroom, 2-bathroom condo offers 832 sq. ft. of updated living space with an open-concept layout. The inviting living room features a cozy gas fireplace, and the private south-facing balcony fills the home with natural light. The kitchen boasts ample cabinetry, an island, and a breakfast bar, perfect for entertaining. The primary bedroom includes a 4-piece ensuite and a walkthrough closet, while the second bedroom is privately located on the opposite side of the home. A main bathroom, laundry area with additional storage,, underground parking stall, and outdoor parking stall complete the unit. Recently renovated with luxury vinyl plank flooring and a knock-down ceiling, this home is a must-see! Perfectly located within walking distance to the Somerset LRT station, YMCA and library, Walmart and all the shops in Shawnessy.**

Inclusions:  
Property Listed By: **Shelf in bathroom  
RE/MAX First**

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









