



THE
A-TEAM

**RE/MAX
FIRST**

6000 SOMERVALE Court #216, Calgary T2Y4J4

MLS® #: **A2200452**

Area: **Somerset**

Listing Date: **03/07/25**

List Price: **\$324,900**

Status: **Pending**

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: **855**
Low Sqft:
Ttl Sqft: **855**

DOM

29
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Closet Organizers,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 8`6"	4pc Ensuite bath	Main	7`9" x 5`0"
Bedroom	Main	10`5" x 12`0"	Dining Room	Main	10`1" x 12`0"
Kitchen	Main	9`10" x 9`3"	Living Room	Main	16`11" x 15`5"
Bedroom - Primary	Main	12`2" x 11`0"			

Legal/Tax/Financial

Condo Fee:
\$712

Title:
Fee Simple

Zoning:
M-C2

Fee Freq:
Monthly

Legal Desc: **0111893**

Remarks

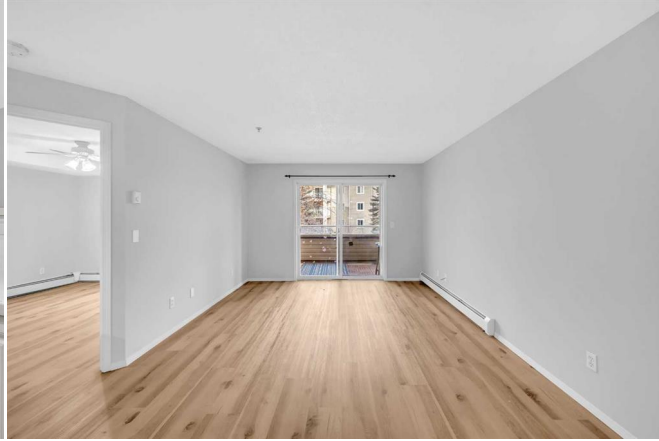
Pub Rmks: **This beautifully updated 2-bedroom, 2-bathroom apartment is ideally located in the highly sought-after SW quadrant in Somerset, placing you in close proximity to numerous amenities. Enjoy quick and easy access to the C-Train station, city bus service, shopping plazas, and major routes like Deerfoot and Stoney Trail, making this a perfect choice for convenient city living. Situated on the second floor, this unit includes a titled underground heated parking space conveniently adjacent to the parkade entrance for easy accessibility. Recent updates include fresh paint and high-quality vinyl plank flooring, enhancing the modern feel throughout. The stunning kitchen is equipped with newer stainless steel appliances, creating a contemporary cooking experience. Step onto the balcony for a relaxing view of lush greenery and mature trees, offering both privacy and a tranquil retreat. Don't miss this opportunity to live in a well-appointed space with excellent access to city amenities. Parking stall # is 5.. !! Book your showing Today !!!**

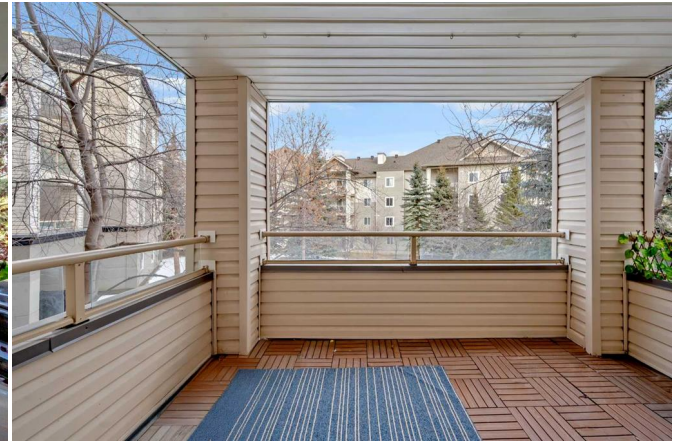
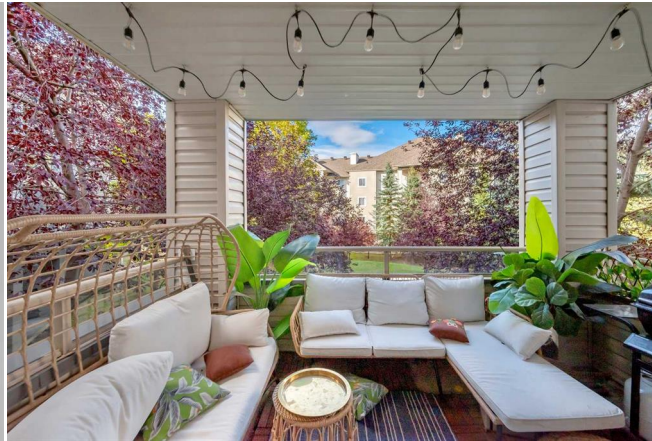
Inclusions: **N/A**
Property Listed By: **Coldwell Banker Mountain Central**

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









6216-6000 Somervale Ct SW, Calgary, AB

Main Floor - Interior Area 855.93 sq ft



0 3 6 ft

PREPARED: 2024/10/03



White regions are excluded from total floor area in 10/03/24 floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.