

417, 4000 Somervale Court SW
Calgary, Alberta

MLS # A2222989



\$324,900

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	806 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 474
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: None

****Top features:** 2 bedrooms | 2 full bathrooms | 2 parking stalls | Top floor with pond views | Updated/renovated home | Brand new LVP floor | 2 mins to C-train station | Low condo fees ****** Check out this TOP-FLOOR and MOVE-IN READY condo in the desirable community of Somerset — just a 2-min walk to the C-train station and close to every amenity you need! This renovated and affordable unit features 2 bedrooms, 2 full bathrooms, and low condo fees that include ALL utilities (gas, water & electricity), plus 2 parking stalls. Immediate possession is available! Inside, you’ll find an open-concept layout with new luxury vinyl plank flooring (waterproof, soundproof, pet-proof & scratch resistant), fresh paint, and updated light fixtures. The kitchen features newer appliances, concrete countertops and ample cabinetry. Enjoy the bright living area that opens to your private balcony with serene pond views — perfect for unwinding or entertaining. The generously sized primary bedroom has a walk-in closet and a 4pc ensuite bath. The sizable second bedroom is steps to the second full bathroom. Perfect for kids’ room, guests, roommates or as a home office, offering versatility to suit your needs. Additional features include in-unit laundry and no upstairs neighbours! Well-maintained complex and pets friendly (dogs & cats are OK subject to board approval). Proximity to all levels of schools [Somerset School (K-4), Samuel W. Shaw School (5-9), Centennial High School (10-12)], and Somerset C-Train Station, YMCA, Walmart, the Shawnessy shopping complex, libraries and restaurants. This location offers convenience! Plus, with easy access to Stoney Trail, navigating the city is a breeze from this prime spot. Act fast to view this amazing unit — book your showing today! Some photos are virtually staged.