

105, 11 Somervale View SW
Calgary, Alberta

MLS # A2208894



\$254,000

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|-----------|------------------------------------|--------|-------------------|
| Division: | Somerset | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 776 sq.ft. | Age: | 1990 (35 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Assigned, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--------------------------|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 606 |
| Basement: | - | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | Elevator | | |

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|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Welcome to #105, 11 Somervale View, a beautifully designed, spacious main-level, 18+ apartment in the sought-after community of Somerset. Offering 775 sq. ft. of comfortable living, this stylish two-bedroom, one-bathroom unit is perfect for those looking for convenience and style. The open-concept living area is ideal for relaxing or entertaining, and the in-suite laundry adds everyday ease. Location is key, and this unit delivers! It's just a short walk to the C-Train station, making commuting a breeze, and the vibrant Shawnessy Shopping Centre is practically at your doorstep, offering a wide range of shops, restaurants, and services. Whether you're picking up groceries, enjoying a meal out, or heading into the city, everything you need is close by. The condo fee covers all your utilities—heat, water, electricity, and insurance—so you can enjoy stress-free living. With secure underground parking and quick access to Stoney and McLeod Trail, this home offers the perfect combination of comfort, convenience, and connectivity.

Directions: