

# \$297,500 - 115, 4000 Somervale Court Sw, Calgary

MLS® #A2234885

**\$297,500**

2 Bedroom, 1.00 Bathroom, 846 sqft

Residential on 0.00 Acres

Somerset, Calgary, Alberta

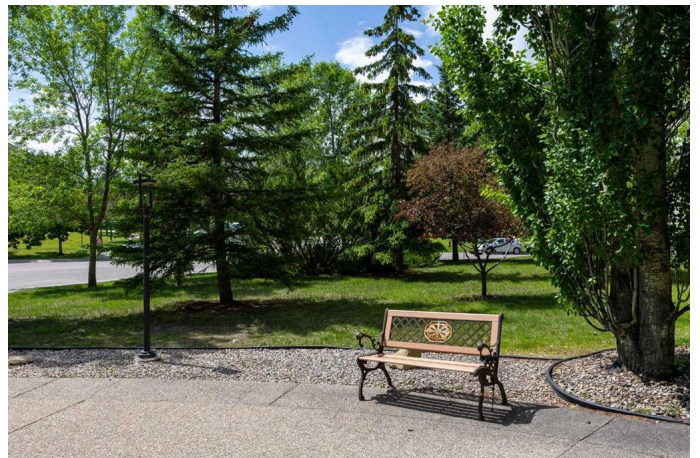
OPEN HOUSE Friday, 12th September 6-8 pm. Don't miss this opportunity to own a condo that has it all including a peaceful location in the amenity rich community of Somerset.

Quick possession available. This ground-floor walkout 2 bedroom + full bathroom unit offers sliding doors that walkout to a large patio backing onto greenspace & wetland views.

Located close to the building entrance you won't have to carry your groceries far. A couple of minutes walk to Bridlewood-Somerset C-train station. Condo fees include utilities " gas, water & electricity.

Open-concept floor plan is both bright and spacious. Timeless bright white kitchen features newer appliances, ample countertop & cabinetry with a raised breakfast bar located adjacent to a great size dining room. The living rooms walks out to a private patio backing onto greenspace with serene wetland views - perfect for hosting family and friends. Both bedrooms are generous in size. You will also find a full bathroom and in-unit laundry.

Well-maintained, family friendly - all ages welcome, pet friendly complex (dogs & cats OK subject to board approval). Walking distance to Bishop O'Byrne Catholic High school. With public schools close by Somerset Elementary School (K-4), Samuel W. Shaw Junior High School & Centennial High School. There are too many amenities within walking distance to mention including Bridlewood " Somerset C-train station, Calgary Public Library, Cardel Recreation Center South,



YMCA, Walmart, Co-op, Safeway, Superstore, Cineplex Theatre, Indigo, Home Depot as well as many other shops, restaurants and services.

Built in 2001

### Essential Information

MLS® #	A2234885
Price	\$297,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	846
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	115, 4000 Somervale Court Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4J3

### Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Off Street, Stall

### Interior

Interior Features	Open Floorplan, Separate Entrance
Appliances	Dishwasher, Refrigerator, Electric Stove, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas

Cooling	None
# of Stories	4

## Exterior

Exterior Features	Private Entrance
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 30th, 2025
Days on Market	74
Zoning	M-C2 d75

## Listing Details

Listing Office	Century 21 Bravo Realty
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