

# \$263,900 - 308, 11 Somervale View Sw, Calgary

MLS® #A2261939

**\$263,900**

2 Bedroom, 1.00 Bathroom, 776 sqft

Residential on 0.00 Acres

Somerset, Calgary, Alberta

Welcome to Sunvillage in the sought-after community of Somerset. A rare gem that **INCLUDES ALL UTILITIES** in the monthly condo fees! This two bedroom, top floor, turn-key suite offers new vinyl plank floors, fresh paint and has been cleaned from top to bottom. Additionally, there is in-suite laundry in a separate laundry room with additional storage, and a private balcony that faces the grassy area of the complex. There is secure, underground parking and additional storage at the back of the stall. If you're looking for a quiet building that exudes pride of ownership, this 18+ community is for you. Located across from the Somerset-Bridlewood C-train station, and a short walk from Walmart Super Centre, Co-op, Tim Hortons, the YMCA and Cardel Rec Centre, this location epitomizes convenience. Should you require commuting with your vehicle, you can't beat the proximity to Stoney Trail and McLeod Trail. Experience the convenient lifestyle of Somerset today!

Built in 1999

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2261939          |
| Price          | \$263,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 776               |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 308, 11 Somervale View Sw |
| Subdivision | Somerset                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Y 4A9                   |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                           |
| Parking        | Parkade, Underground                                                        |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Pantry, See Remarks                                                                                                  |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer Stacked, Window Coverings, Trash Compactor |
| Heating           | Baseboard                                                                                                            |
| Cooling           | None                                                                                                                 |
| # of Stories      | 3                                                                                                                    |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 31                |
| Zoning         | M-C1 d125         |
| HOA Fees       | 74                |
| HOA Fees Freq. | ANN               |

**Listing Details**

Listing Office            Power Properties

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