

# \$309,900 - 115, 4000 Somervale Court Sw, Calgary

MLS® #A2234885

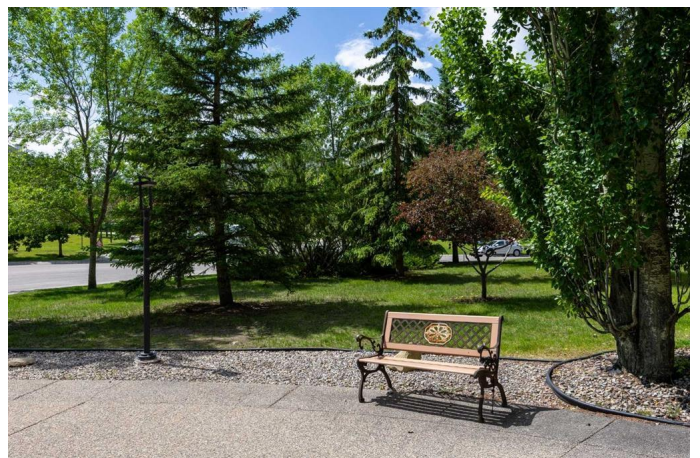
**\$309,900**

2 Bedroom, 1.00 Bathroom, 846 sqft

Residential on 0.00 Acres

Somerset, Calgary, Alberta

This condo has it all including an incredibly 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          | \$309,900         |
| 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, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Natural Gas, Hot Water                                                |
| Cooling           | None                                                                             |
| # of Stories      | 4                                                                                |

**Exterior**

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 5               |
| Zoning         | M-C2 d75        |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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