

# \$311,900 - 218, 4000 Somervale Court Sw, Calgary

MLS® #A2234556

**\$311,900**

2 Bedroom, 2.00 Bathroom, 846 sqft

Residential on 0.00 Acres

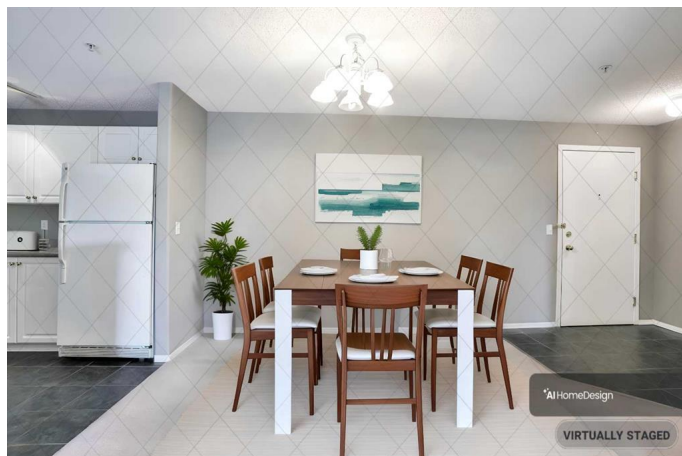
Somerset, Calgary, Alberta

Don't miss the opportunity of owning this condo with fabulous view of the wetland from the balcony and both bedrooms, 2 parking spots and low condo fee! Condo fee includes heat, electricity and water. This spacious 2 bedroom 2 bath condo has it all. The south-east exposure with lots of sun throughout the day. It also has loads of upgrades including tile flooring in foyer/ kitchen/ bathrooms, fireplace, raised breakfast eating bar, in-suite laundry, walls with rounded corner, full banjo in bathrooms, front closet mirror door and more. This beautiful condo also has distinct living and dining areas. With each bedroom located in opposite sides in the unit providing additional privacy. Nearby amenities includes banks, shopping, hardware stores, grocery stores, restaurants, schools, theatre, library, YMCA, Costco and more. Talking about convenience, the LRT Red Line will take you directly to downtown in approx. 25 min.

Built in 2001

## Essential Information

MLS® #	A2234556
Price	\$311,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	846



Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	218, 4000 Somervale Court Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4J3

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Park, Visitor Parking
Parking Spaces	2
Parking	Stall, Plug-In

### **Interior**

Interior Features	No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Veneer, Wood Frame

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	8
Zoning	M-C2 d75

**Listing Details**

Listing Office                      First Place Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.