

# \$298,900 - 115, 4000 Somervale Court Sw, Calgary

MLS® #A2234885

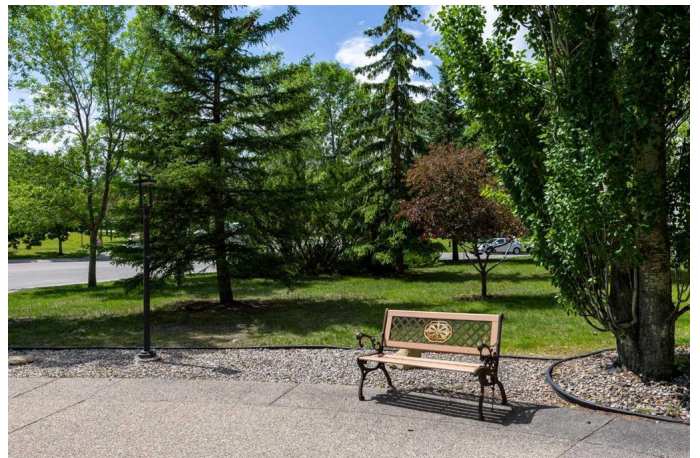
**\$298,900**

2 Bedroom, 1.00 Bathroom, 846 sqft

Residential on 0.00 Acres

Somerset, Calgary, Alberta

This condo 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          | \$298,900         |
| 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      | Elevator(s), Visitor Parking, Bicycle Storage, Parking |
| Parking Spaces | 1  |
| Parking        | Stall, Assigned, Off Street                            |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan, Separate Entrance  |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas  |
| 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 | 62              |
| Zoning         | M-C2 d75        |

**Listing Details**

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

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