

**218, 4000 Somervale Court SW  
 Calgary, Alberta**

**MLS # A2234556**

**\$299,800**



|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Somerset                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 846 sq.ft.                         | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Plug-In, Stall                     |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                    |                   |          |
|--------------------|----------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard, Fireplace(s), Natural Gas               | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile                               | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                                                  | <b>Condo Fee:</b> | \$ 494   |
| <b>Basement:</b>   | -                                                  | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Veneer, Wood Frame                                 | <b>Zoning:</b>    | M-C2 d75 |
| <b>Foundation:</b> | -                                                  | <b>Utilities:</b> | -        |
| <b>Features:</b>   | No Smoking Home, Open Floorplan, Walk-In Closet(s) |                   |          |

**Inclusions:** None

RARE FIND SE facing 2bdrms 2bath 2parking and LOW condo fee! VIEW of POND from balcony and bedrooms! --- Don't miss this incredible opportunity to own a bright and spacious condo with serene wetland views, visible from both the private balcony and each of the two bedrooms. Unit 218 at 4000 Somervale Court SW is thoughtfully designed with southeast exposure, flooding the space with sunlight throughout the day &mdash; perfect for morning routines or golden-hour relaxation. With two parking stalls and a remarkably low condo fee that covers heat, electricity, and water, this unit delivers unmatched value to young families, professionals, or investors looking for a turnkey property in one of Calgary's most connected communities. The functional layout features distinct living and dining areas, ideal for entertaining or everyday comfort. Bedrooms are strategically placed on opposite sides of the unit to offer additional privacy. Premium upgrades include tiled flooring throughout the foyer, kitchen, and bathrooms; an elegant fireplace; raised breakfast bar; in-suite laundry; and charming architectural touches like rounded corners, full banjo vanities, and mirrored closet doors. Just steps from the Somerset LRT Red Line station, your downtown commute takes approximately 25 minutes. Surrounded by abundant amenities &mdash; shopping centres, grocery stores, restaurants, banks, schools, a theatre, library, YMCA, Costco, and more &mdash; this home offers the perfect mix of tranquility, functionality, and convenience in southwest Calgary.