

**212, 6000 Somervale Court SW**  
**Calgary, Alberta**
**MLS # A2205145**

**\$329,000**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,061 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 825
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks		

**Inclusions:** Window Coverings (Blinds), Shelves, Ceiling Light (in Living Room)

Welcome to this beautifully updated 2-bedroom, 2-bathroom condo in Somerset, where elegance meets practicality. Situated on the second floor, this spacious home boasts over 1,050 sq.ft of bright and inviting living space. The stunning kitchen features a unique layout, quartz countertops, stainless steel appliances, and a huge pantry—a rare find in condo living. The bathrooms have been tastefully renovated, both featuring quartz countertops for a modern touch. Throughout the home, high-quality laminate flooring adds style and durability. Step onto your private south-facing balcony and unwind with tranquil views of mature trees. The in-suite laundry and included parking stall enhance the convenience of this exceptional home. Additionally, the upstairs neighbors are quiet, with no children or pets, ensuring a peaceful living environment. This unit has never housed pets and has always been a smoke-free residence. With all utilities covered in the condo fees, this is an incredible opportunity you won't want to miss! Ideally located steps from the C-Train, city bus routes, shopping, and major roads like Deerfoot, Macleod Trail, and Stoney Trail, this home offers unmatched accessibility and lifestyle benefits. This is a rare gem—don't miss out! Book your showing today!