

\$297,500 - 115, 4000 Somervale Court Sw, Calgary

MLS® #A2234885

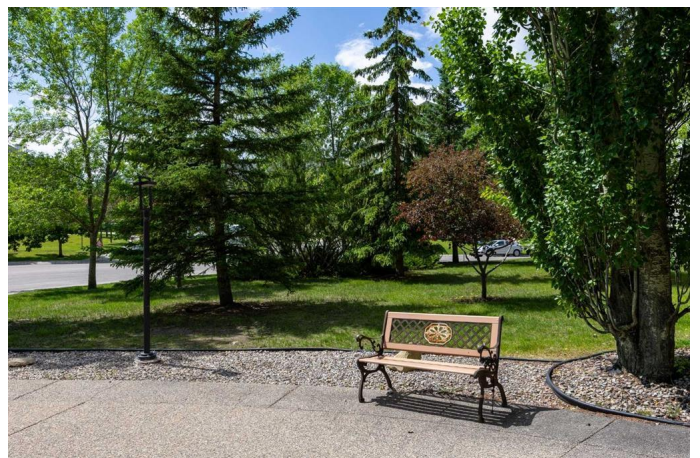
\$297,500

2 Bedroom, 1.00 Bathroom, 846 sqft

Residential on 0.00 Acres

Somerset, Calgary, Alberta

OPEN HOUSE Saturday, 27th September 12-2 pm. Don't miss this opportunity to own a condo that 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	\$297,500
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, 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	82
Zoning	M-C2 d75

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.