

# \$345,000 - 208, 4000 Somervale Court Sw, Calgary

MLS® #A2263053

**\$345,000**

2 Bedroom, 2.00 Bathroom, 1,060 sqft

Residential on 0.00 Acres

Somerset, Calgary, Alberta

Welcome to the sought-after Malibu floor plan, the largest two-bedroom, two-bathroom condo in the building – freshly painted in warm, neutral tones and move-in ready!

Step inside to an expansive living room with a cozy corner fireplace and built-in surround sound wiring, opening onto a large private deck overlooking the tranquil fountain and courtyard. The bright, open kitchen flows seamlessly into a generous dining area that easily seats 6–8 people, perfect for entertaining.

The primary suite offers a spacious bedroom, walk-through closet, and private 4-piece ensuite. A second oversized bedroom sits next to another full bathroom – ideal for family, guests, or a home office.

You™ll love the in-unit storage and laundry room with washer & dryer included. Condo fees conveniently cover heat and electricity, adding value and peace of mind.

Parking is easy with an assigned stall plus an additional pass for street parking.

Unbeatable location – just steps to the C-Train, YMCA, library, shopping, restaurants, and movie theatre.



Built in 2001

## Essential Information

MLS® # A2263053

Price \$345,000

|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,060             |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 208, 4000 Somervale Court Sw |
| Subdivision | Somerset                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Y 4J3                      |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | Elevator(s) |
| Parking Spaces | 1           |
| Parking        | Stall       |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Elevator, Kitchen Island, No Animal Home, No Smoking Home                             |
| Appliances        | Dishwasher, Electric Range, Range Hood, Washer/Dryer, Electric Cooktop, Electric Oven |
| Heating           | Baseboard, Fireplace(s)                                                               |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Gas                                                                                   |
| # of Stories      | 4                                                                                     |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Construction      | Stone, Vinyl Siding, Wood Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 19                |
| Zoning         | M-C2 d75          |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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