

**201, 6000 Somervale Court SW**  
**Calgary, Alberta**

**MLS # A2245340**



**\$334,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Somerset                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,010 sq.ft.                       | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

**Heating:** Baseboard, Hot Water, Natural Gas

**Floors:** Tile, Vinyl

**Roof:** -

**Basement:** -

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 825

**LLD:** -

**Zoning:** M-C2 d75

**Utilities:** -

**Inclusions:** n/a

**CORNER UNIT** &ndash; Prime Location & Over 1,000 SQFT This spacious corner apartment is situated in one of the best locations in the building! Condo fees include ALL utilities &ndash; electricity, gas, and water. Featuring durable vinyl flooring throughout and over 1,000 sq.ft. of living space, this home offers comfort and convenience. Enjoy extra storage off the large southwest-facing balcony with beautiful open views. Inside, you&rsquo;ll find 2 bedrooms, 2 full bathrooms, 2 storage rooms, a dedicated in-suite laundry room, a generous living room, and an open kitchen with a dining area. The primary bedroom features a walk-through closet leading to the private ensuite. The titled underground parking stall (#11) is ideally located right beside the elevator. Dogs and cats are welcome with Board approval. All utilities are covered in the condo fees, making this a truly hassle-free option for homeownership or investment. Perfectly situated just minutes from the Bridlewood/Somerset LRT station, YMCA, Walmart, shopping, dining, and many other amenities&mdash;this location can&rsquo;t be beat!