



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

319, 6000 Somervale Court SW
Calgary, Alberta

MLS # A2302822



\$249,900

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	969 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	0.00 Acre		
Lot Feat:	See Remarks		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 744
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	m-c2 d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, See Remarks, Storage		

Inclusions: n/a

The price reduced! This 3rd-floor ****end unit**** is the perfect blend of privacy, convenience, and modern comfort. Spanning over ****969 sq. ft.**** of open-concept living space, this home is flooded with natural light and situated in the heart of Somerset—just steps away from everything you need. ****The Living Space: **Bright & Airy:**** An expansive floor layout featuring a spacious kitchen and a sun-drenched living room. Modernized kitchen equipped with a dishwasher, microwave range hood, plus a refrigerator and countertop electric stove. ***Outdoor Retreat*:** A massive 4m x 3m private balcony (south-facing) offering serene green views in the summer—perfect for morning coffee or evening relaxation. ***Bedrooms & Baths:** Primary Suite: A true retreat featuring a walk-through closet and a private 4-piece ensuite. ***Versatile Second Bedroom:** Generously sized and located directly adjacent to the second 4-piece main bathroom, making it ideal for guests or a home office. ***Parking:** Say goodbye to scraping ice with your Titled, heated underground parking stall. ***Ample Storage:** Features a dedicated in-suite laundry room with plenty of extra space, plus a rare enclosed storage room located right on the balcony. ***All-Inclusive:** Low-stress living with ***condo fees that include all utilities***. ***An Unbeatable Location:** Located in a prime hub of convenience, you are within easy walking distance to: ***Transit* Somerset-Bridlewood LRT Station** (directly across the street). ***Fitness & Culture* YMCA and the Public Library.** ***Shopping* Shawnessy Shopping Centre**, major grocery stores, and hardware shops. ***Commute:** Quick and easy access to Stoney Trail. Whether you are a first-time buyer looking for a "move-in ready" home or an investor seeking an immaculate property in a high-demand area, this condo is a must-see.*

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