



GRASSROOTS
REALTY GROUP

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307, 7 Somervale View SW
Calgary, Alberta

MLS # A2318878

\$219,900

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	772 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Laminate, Tile

Roof: Asphalt Shingle

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home, Pantry, Storage

Water: -

Sewer: -

Condo Fee: \$ 637

LLD: -

Zoning: M-C1 d125

Utilities: -

Inclusions: N/A

Welcome to this BEAUTIFUL TOP FLOOR condo overlooking BEAUTIFULLY LANDSCAPED GREEN SPACE in the highly sought-after community of Somerset, a rare opportunity in a quiet, exceptionally maintained 18+ adult building where premium top-floor units seldom become available. Enjoy outstanding PRIVACY, PEACEFUL TREE-LINED VIEWS OF MATURE EVERGREENS, and an unbeatable WALKABLE LIFESTYLE just STEPS from the Somerset-Bridlewood LRT STATION, shopping, restaurants, YMCA/Cardel Rec Centre, library, parks, and WALKING/BIKE PATHS. Condo fees INCLUDE HEAT, WATER, ELECTRICITY, HEATED UNDERGROUND PARKING, SNOW REMOVAL, LAWN CARE, and PROFESSIONAL MANAGEMENT, offering EXCEPTIONAL VALUE and truly STRESS-FREE OWNERSHIP. Inside, the BRIGHT OPEN-CONCEPT LAYOUT is filled with NATURAL LIGHT and features a SPACIOUS OAK kitchen with PANTRY, generous living and dining areas, durable LAMINATE PLANK flooring, GRANITE COUNTERTOPS, IN-SUITE LAUNDRY, IN-SUITE STORAGE, and two spacious bedrooms. Step onto your PRIVATE BALCONY overlooking the GREEN SPACE, the perfect spot for morning coffee or evening relaxation. This home also includes a HEATED UNDERGROUND PARKING stall PLUS a CUSTOM-BUILT STORAGE UNIT directly at the stall, a rare and valuable bonus. SECURE FOB entry, ELEVATOR access, and an exceptionally convenient LOCATION with quick access to Macleod Trail and Stoney Trail complete the package. Whether you are a first-time buyer, downsizer, professional commuting downtown, or investor seeking a low-maintenance property in a prime location, this move-in ready home delivers an exceptional combination of comfort, convenience, and lifestyle. RARELY DO TOP FLOOR GREEN

SPACE UNITS IN QUIET INTERIOR LOCATIONS LIKE THIS BECOME AVAILABLE.