



GRASSROOTS
REALTY GROUP

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**411, 4000 Somervale Court SW
Calgary, Alberta**

MLS # A2330051



\$263,900

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	843 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 504
Basement:	-	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C2 d75
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	n/A
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Welcome home to this stunning, fully renovated top-floor condo in the highly sought-after community of Somerset! Bright, clean, and completely move-in ready, this home has been meticulously updated with a modern aesthetic, featuring beautiful gray flooring, a fresh neutral paint palette, and stylish matte black hardware throughout. The heart of the home is the gorgeous open-concept kitchen, a chef's dream boasting dramatic, heavily veined epoxy countertops with a matching full-height backsplash. It comes fully equipped with premium stainless steel appliances—including a sleek built-in wall oven, cooktop, and an integrated Fisher & Paykel drawer dishwasher. Three of the upper cabinets will lower to counter height making the upper shelves accessible. The generous peninsula features a deep black undermount sink with a matte black gooseneck faucet, overlooking a sunny living and dining area. Cozy up by the corner gas fireplace or step through the sliding glass doors to enjoy your private balcony surrounded by mature, serene tree views. The thoughtful layout offers maximum privacy with two spacious bedrooms and two fully upgraded bathrooms. The first bath features a modern, accessible low-barrier walk-in shower, a warm wood-toned vanity, and a chic round mirror. The second bath is a tranquil retreat with a deep tub, white subway tile, a gold-trimmed floating vanity, and industrial-chic lighting. Complete with a floor-to-ceiling built-in pantry and an unbeatable location close to transit, shopping, and parks, this top-floor gem offers maintenance-free living at its absolute finest. Electricity is also included in your condo fees. Book your showing today!