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315, 2000 Somervale Court SW  
Calgary, Alberta

MLS # A2227975



**\$334,800**

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	844 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 528

**LLD:** -

**Zoning:** M-C2 d75

**Utilities:** -

**Inclusions:** N/A

Welcome to this beautifully updated and move-in ready condo in desirable Somerset SW! Offering 844 SqFt of bright and spacious living, this unit features an open-concept layout with freshly painted walls and luxury vinyl plank flooring throughout. The primary bedroom includes a walk-through closet and a private 4-piece ensuite. Secondary bedrooms are smartly positioned on the opposite side of the living room for added privacy. The fully renovated kitchen boasts brand new Quartz countertops, modern cabinetry, a double-bowl stainless steel sink with a sleek new faucet, and all-new stainless steel appliances—including a dishwasher, electric stove, refrigerator, and microwave hood fan. Both bathrooms have also been updated with new Quartz countertops and contemporary cabinetry. The unit includes in-suite laundry with a spacious storage room. Condo fees cover all utilities except internet and cable, offering great value. Just a 4-minute walk to Shawnessy LRT and close to grocery stores, restaurants, public library, YMCA/Cardel Rec Centre, and easy access to Stoney Trail. This exceptionally clean unit offers quick possession.