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105, 11 Somervale View SW  
Calgary, Alberta

MLS # A2208894



\$254,000

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	776 sq.ft.	Age:	1990 (35 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: -

Features: Elevator

Water: -

Sewer: -

Condo Fee: \$ 606

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: N/A

Welcome to #105, 11 Somervale View, a beautifully designed, spacious main-level, 18+ apartment in the sought-after community of Somerset. Offering 775 sq. ft. of comfortable living, this stylish two-bedroom, one-bathroom unit is perfect for those looking for convenience and style. The open-concept living area is ideal for relaxing or entertaining, and the in-suite laundry adds everyday ease. Location is key, and this unit delivers! It's just a short walk to the C-Train station, making commuting a breeze, and the vibrant Shawnessy Shopping Centre is practically at your doorstep, offering a wide range of shops, restaurants, and services. Whether you're picking up groceries, enjoying a meal out, or heading into the city, everything you need is close by. The condo fee covers all your utilities—heat, water, electricity, and insurance—so you can enjoy stress-free living. With secure underground parking and quick access to Stoney and McLeod Trail, this home offers the perfect combination of comfort, convenience, and connectivity. Directions: