

# \$329,900 - 109, 6000 Somervale Court Sw, Calgary

MLS® #A2222594

**\$329,900**

2 Bedroom, 2.00 Bathroom, 835 sqft

Residential on 0.00 Acres

Somerset, Calgary, Alberta

For more information, please click Brochure button.

ALL UTILITIES INCLUDED IN CONDO FEES | 2 PARKINGS INCLUDING 1 HEATED UNDERGROUND & 1 OUTSIDE STALL | 2 MINTUES WALK to SOMERSET LRT STATION. Beautiful large, NEWLY RENOVATED, 2 bedrooms, 2 full bathrooms, Non-Smoking, No Pets, MAIN FLOOR condo located close to building entrance for easy access, BRAND-NEW KITCHEN and upgraded bathroom vanities with QUARTZ COUNERTOPS, LUXURY VINYL PLANKS flooring throughout the condo. PANTRY / STORAGE ROOM AND IN-SUITE LAUDRY. ALL FURNITURE INCLUDED. OPEN CONCEPT floor plan with bedrooms on the opposite side of the unit for added privacy, Master bedroom with walk-in closet and en-suite full bathroom, Guest bedroom with adjacent full bathroom. This condo is located in very quiet building of highly desirable Condo Complex of Somervale Court in the quiet community of Somerset in South Calgary Patio overlooks green space and landscaping with trees and is very private. Landscaped open area in front of the building. Close to transit (LRT & Bus), YMCA, Library, Multiplex cinema and host of shopping within a 2 KM radius (Walmart, Superstore, Co-op, Safeway, Home Depot, Canadian Tire, Future Shop, Staples, Tim Hortons, Starbucks, Banks (RBC, CIBC, TD, BMO), walk to Bishop O'Byrne Catholic High School, South Calgary Health Center.



Everything you need is only moments away. Downtown is easily accessible via the C-train or MacLeod or Deerfoot Trails. Nearby Plaza includes medical facilities such as South Calgary Urgent Care and walk in clinic, dental clinic and much more. Immediate East of Somerset is Fish Creek Park with its extensive cycling paths and to the South is the Stoney Trail with quick access West to the mountains and Banff National Park. One of a kind!

Built in 2001

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2222594          |
| Price          | \$329,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 835               |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 109, 6000 Somervale Court Sw |
| Subdivision | Somerset                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Y 4J4                      |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Elevator(s), Other, Parking, Snow Removal |
| Parking Spaces | 2                                         |
| Parking        | Stall, Underground                        |

## Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows                                           |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                                                          |
| Cooling           | None                                                                                                                               |
| # of Stories      | 4                                                                                                                                  |
| Basement          | None                                                                                                                               |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Lighting        |
| Roof              | Asphalt Shingle |
| Construction      | Stucco          |
| Foundation        | Poured Concrete |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 19th, 2025 |
| Days on Market | 28             |
| Zoning         | M-C2           |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.