

# \$309,000 - 303, 1000 Somervale Court Sw, Calgary

MLS® #A2231788

**\$309,000**

2 Bedroom, 1.00 Bathroom, 857 sqft

Residential on 0.00 Acres

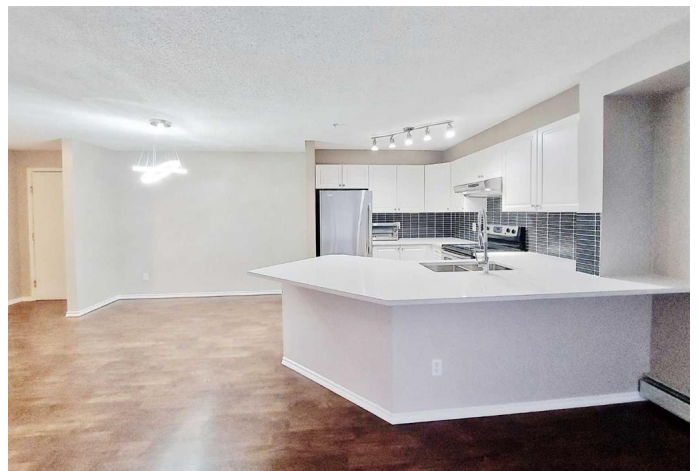
Somerset, Calgary, Alberta

SOMERSET CROSSING!! BRIGHT, ELEGANT, SPACIOUS UNIT ON 3RD FLOOR. 2 ASSIGNED PARKING STALLS #37 & 38. This West-Facing Condo Has Been Lovingly Cared For And Offers a Bright, Open Floor Plan. Generous Kitchen with New countertop backsplash and appliance, Upgraded Hood Fan and Backsplash. RICH LOOKING LAMINATE FLOORING. New Light Fixtures Throughout Home. Spacious Covered Balcony w/Gas Line to BBQ. In-Suite Laundry. All Bedrooms Spacious. View Off West-Facing Room. Only Steps To Transit, LRT, Fabulous Shopping And All Amenities. WELCOME HOME!! Condo fees include electricity, water and heat. Call today for private viewing

Built in 2001

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2231788          |
| Price          | \$309,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 857               |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 303, 1000 Somervale Court Sw |
| Subdivision | Somerset                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Y 4K4                      |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 2               |
| Parking        | Assigned, Stall |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Elevator, No Animal Home, No Smoking Home, Vinyl Windows                                        |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer<br>Stacked, Window Coverings |
| Heating           | Baseboard, Hot Water                                                                            |
| Cooling           | None                                                                                            |
| Fireplace         | Yes                                                                                             |
| # of Fireplaces   | 1                                                                                               |
| Fireplaces        | Gas                                                                                             |
| # of Stories      | 4                                                                                               |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Construction      | Stone, Vinyl Siding, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 116             |
| Zoning         | M-C2 d75        |
| HOA Fees       | 75              |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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.