



## 3000 Somervale Court Calgary Alberta

\$349,800

WELCOME TO THIS FABULOUS CORNER, 2 BDRM 2 BATH, 2 PARKING, INSUITE LAUNDRY, ADULT ORIENTED, RENOVATED CONDO. YOU WON'T BE DISSAPOINTED WHETHER THIS IS A HOME FOR YOU OR AN INVESTMENT PROPERTY. THE CONDO HAS BEEN RENOVATED WITH NEW VINYL FLOORING, NEW KITCHEN CABINETS, COUNTERTOPS, BACKSPLASH, KITCHEN SINK AND TAPS. ITS FRESHLY PAINTED THROUGHOUT AND NEW BASEBOARDS. IT'S BRIGHT WITH MANY WINDOWS, OPEN CONCEPT and it's spotless, ready to move in. Pet restrictions. 2 Assigned parking stalls with a winter plug-in that you can see from the unit below, plus additional permit street parking available throughout the city. - Condo fees include electricity, water and heat. INSUITE LAUNDRY, NICE SE COVERED BALCONY FOR BARBECUES AND RELAXING. The location of this complex offers convenient access to the south end of the LRT, shopping centers, restaurants, cafes, clinics, plenty of schools, shopping, the YMCA and restaurants are all just a stone's throw away. Easy quick access around the city? Stoney Trail's got you covered. Also, there is a beautiful pond nearby for your daily walks. Don't miss this great condo, it's got everything you need. (id:6769)

Other 6.42 Ft x 5.42 Ft

Dining room 10.58 Ft x 6.92 Ft

Kitchen 10.08 Ft x 10.00 Ft

Living room 13.50 Ft x 11.92 Ft

Primary Bedroom 13.92 Ft x 10.42 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Bedroom 11.50 Ft x 10.67 Ft

4pc Bathroom 7.67 Ft x 4.92 Ft

Laundry room 6.42 Ft x 5.00 Ft

Listing Presented By:



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One Percent Realty

<http://www.aprilonepercentrealty.com/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net