



## 4000 Somervale Court Calgary Alberta

\$249,900

Among the Somervale units this one stands out with its Quiet Location and very attractive price, low condo fees covering all utilities (water, gas, and electricity), and in-suite laundry for added convenience. This bright and modern 2-bedroom, 1-bathroom condo offers the perfect blend of comfort and accessibility. Start your day with a morning coffee on the spacious, covered balcony, enjoying the fresh air and peaceful surroundings. The open-concept kitchen, dining, and living area creates a welcoming space for entertaining and everyday living, while a smart floor plan ensures privacy. Conveniently located just a short walk from the Shawnessy LRT station and YMCA, with Home Depot, Canadian Tire, and a variety of grocery stores and restaurants nearby, this is an incredible opportunity to own a well-Priced condo in a prime location! (id:6769)

4pc Bathroom .00 Ft x .00 Ft

Bedroom 12.33 Ft x 10.08 Ft

Primary Bedroom 12.33 Ft x 11.58 Ft

Living room 16.75 Ft x 13.00 Ft

Kitchen 9.08 Ft x 8.42 Ft

Dining room 11.33 Ft x 10.25 Ft

Foyer 11.33 Ft x 4.67 Ft

Listing Presented By:



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