



## 4000 Somervale Court Calgary Alberta

\$285,000

Don't miss this opportunity to own a condo that has it all including a peaceful location in the amenity rich community of Somerset. Quick possession available. This ground-floor walkout 2 bedroom + full bathroom unit offers sliding doors that walkout to a large patio backing onto greenspace & wetland views. Located close to the building entrance you won't have to carry your groceries far. A couple of minutes walk to Bridlewood-Somerset C-train station. Condo fees include utilities - gas, water & electricity. Open-concept floor plan is both bright and spacious. Timeless bright white kitchen features newer appliances, ample countertop & cabinetry with a raised breakfast bar located adjacent to a great size dining room. The living rooms walks out to a private patio backing onto greenspace with serene wetland views - perfect for hosting family and friends. Both bedrooms are generous in size. You will also find a full bathroom and in-unit laundry. Well-maintained, family friendly - all ages welcome, pet friendly complex (dogs & cats OK subject to board approval). Walking distance to Bishop O'Byrne Catholic High school. With public schools close by Somerset Elementary School (K-4), Samuel W. Shaw Junior High School & Centennial High School. There are too many amenities within walking distance to mention including Bridlewood - Somerset C-train station, Calgary Public Library, Cardel Recreation Center South, YMCA, Walmart, Co-op, Safeway, Superstore, Cineplex Theatre, Indigo, Home Depot as well as many other shops, restaurants and services. (id:6769)

4pc Bathroom 8.75 Ft x 4.92 Ft

Bedroom 12.33 Ft x 10.08 Ft

Dining room 11.33 Ft x 14.50 Ft

Kitchen 9.00 Ft x 8.42 Ft

Living room 16.83 Ft x 12.83 Ft

Primary Bedroom 12.25 Ft x 11.58 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

<https://kathryn-bogala.c21.ca/>

**RE/MAX Realty Professionals**

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