

# \$309,900 - 115, 4000 Somervale Court Sw, Calgary

MLS® #A2234885

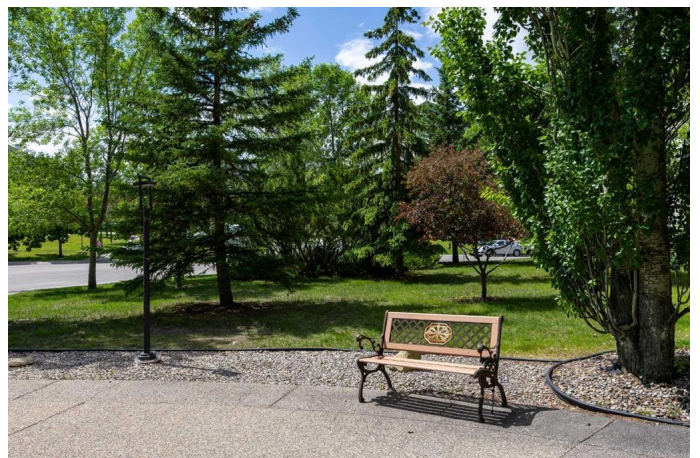
**\$309,900**

2 Bedroom, 1.00 Bathroom, 846 sqft

Residential on 0.00 Acres

Somerset, Calgary, Alberta

This condo has it all including an incredibly 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.

Built in 2001

**Essential Information**

MLS® #	A2234885
Price	\$309,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	846
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	115, 4000 Somervale Court Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4J3

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Off Street, Stall

**Interior**

Interior Features	Open Floorplan, Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas, Hot Water
Cooling	None
# of Stories	4

**Exterior**

Exterior Features	Private Entrance
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 30th, 2025
Days on Market	13
Zoning	M-C2 d75

**Listing Details**

Listing Office	Century 21 Bravo Realty
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