



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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212, 6000 Somervale Court SW
Calgary, Alberta

MLS # A2240039



\$310,000

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 825
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 d75
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks		
Inclusions:	Shelves and Ceiling lights (in the Living Room)		

*** OPEN HOUSE on Sunday, July 20th. from 11:00 AM to 1:00 PM. *** Welcome to this beautifully updated 2-bedroom, 2-bathroom condo in Somerset, where elegance meets practicality. Situated on the second floor, this spacious home boasts over 1,050 sq.ft of bright and inviting living space. The stunning kitchen features a unique layout, quartz countertops, stainless steel appliances, and a huge pantry—a rare find in condo living. The bathrooms have been tastefully renovated, both featuring quartz countertops for a modern touch. Throughout the home, high-quality laminate flooring adds style and durability. Step onto your private south-facing balcony and unwind with tranquil views of mature trees. The in-suite laundry and included parking stall enhance the convenience of this exceptional home. Additionally, the upstairs neighbours are quiet, ensuring a peaceful living environment. This unit has never housed pets and has always been a smoke-free residence. With ALL UTILITIES COVERED IN THE CONDO FEE, this is an incredible opportunity you won't want to miss! Ideally located steps from the C-Train, city bus routes, shopping, and major roads like Deerfoot, Macleod Trail, and Stoney Trail, this home offers unmatched accessibility and lifestyle benefits. This is a rare gem—don't miss out! Book your showing today!