

# \$259,000 - 309, 3 Somervale View Sw, Calgary

MLS® #A2156076

## \$259,000

2 Bedroom, 1.00 Bathroom, 760 sqft

Residential on 0.00 Acres

Somerset, Calgary, Alberta

Welcome to this open-concept, TOP FLOOR unit in an 18+ complex in the desirable neighborhood of Somerset. Walking distance to all the amenities you need: LRT, groceries, restaurants, shopping, YMCA, library, parks and more! An abundance of natural light flows into your main living area from the large south facing windows and patio doors. Enjoy the convenient access to your patio from both your master bedroom and living room. The bathroom is situated nicely in between your master bedroom and good-sized second bedroom. Your kitchen features a newer stainless steel refrigerator and dishwasher, and has plenty of cabinet space for your everyday needs. This unit is equipped with it's own laundry room which doubles as extra storage space. Don't worry about brushing snow off in the winter with your underground assigned parking stall!

Built in 1999

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2156076  |
| Price          | \$259,000 |
| Sold Price     | \$250,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 760       |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1999          |
| Type       | Residential   |
| Sub-Type   | Apartment     |
| Style      | Low-Rise(1-4) |
| Status     | Sold          |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 309, 3 Somervale View Sw |
| Subdivision | Somerset                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Y 4A9                  |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Secured Parking, Visitor Parking |
| Parking Spaces | 1                                |
| Parking        | Assigned, Parkade, Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Trash Compactor, Washer, Window Coverings |
| Heating           | Hot Water   |
| Cooling           | None  |
| # of Stories      | 3   |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Roof              | Asphalt Shingle        |
| Construction      | Concrete, Vinyl Siding |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | August 8th, 2024     |
| Date Sold      | September 22nd, 2024 |
| Days on Market | 45                   |
| Zoning         | DC                   |
| HOA Fees       | 0.00                 |

### Listing Details

Listing Office

Homecare Realty Ltd.

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