

\$299,999 - 403, 6000 Somervale Court Sw, Calgary

MLS® #A2157115

\$299,999

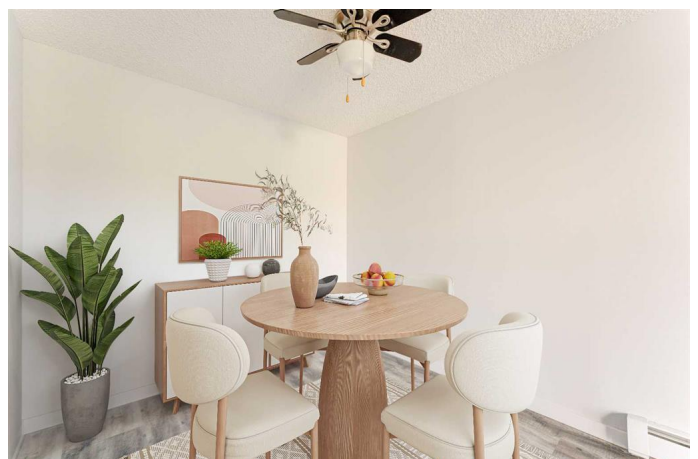
2 Bedroom, 2.00 Bathroom, 821 sqft

Residential on 0.00 Acres

Somerset, Calgary, Alberta

2 BEDROOM | 2 BATHROOM | 820 SQFT |
TOP FLOOR UNIT | WEST FACING
BALCONY | TITLED UNDERGROUND
PARKING | FULLY RENOVATED & PAINTED

| Welcome to this stunning redone top floor open concept unit with over \$20,000 in upgrades and a west facing spacious balcony overlooking a green space with mature trees. As you walk in, you will enjoy the open concept living area with spacious living room and feature gas fire place with new mantle, opening onto your large refinished west facing deck. The kitchen overlooks the living area with a breakfast island and plenty of cupboard and cabinet space to entertain friends. Just steps away, the dining room is the perfect space to enjoy a meal together. This unit includes a primary bedroom with walk through closet to your own 4-piece ensuite bathroom as well as a second bedroom with closet and additional 4-piece bathroom. Enjoy the convenience of having your own in-suite laundry room with storage. Prior to listing, the entire unit recently underwent a major renovation. The renovations include professionally painted throughout with newly installed casings and baseboards, new shelving and doors, new bathrooms and vinyl flooring. The kitchen has brand new Formica laminate kitchen countertops, back splash and island, and professionally refinished custom built kitchen cupboards and drawers. The condo fees include heat, electricity and water so you can budget accordingly and don't have



to worry about extra expenses. Enjoy the convenience of your titled underground heated parking stall as well as additional visitor parking in this well managed complex. This unit is perfect to call your own or rent out as an investment property. Close to parks, playgrounds, and shopping, this unit won't last long. Don't miss out and book your showing today!

Built in 2001

Essential Information

MLS® #	A2157115
Price	\$299,999
Sold Price	\$300,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	821
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	403, 6000 Somervale Court Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4J4

Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	August 13th, 2024
Date Sold	August 26th, 2024
Days on Market	13
Zoning	M-C2 d75
HOA Fees	35.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.