

# \$305,000 - 311, 3000 Somervale Court Sw, Calgary

MLS® #A2243609

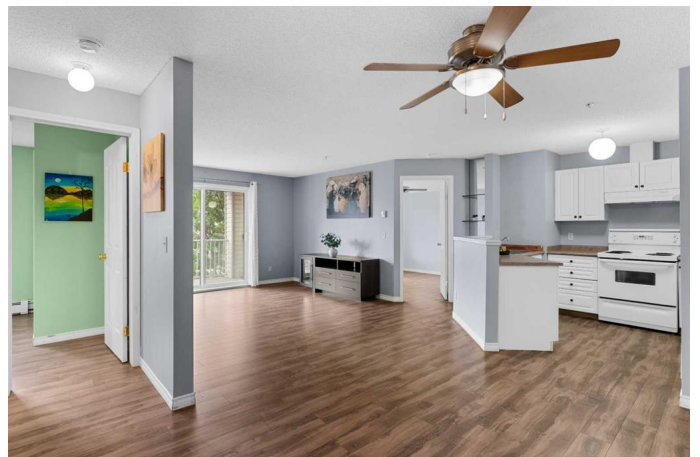
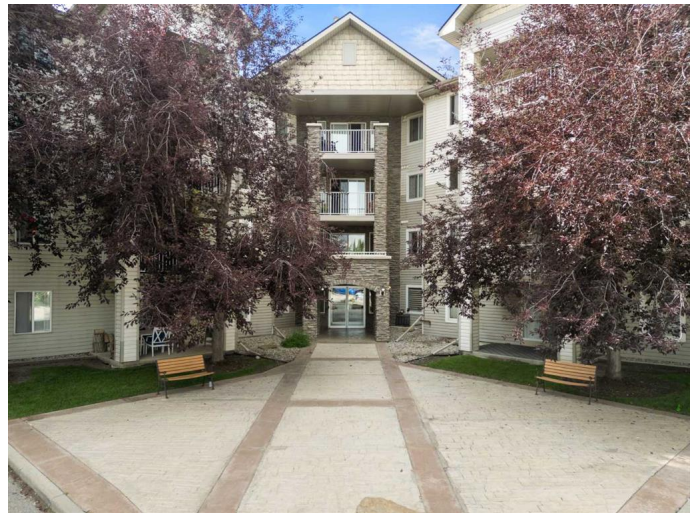
**\$305,000**

2 Bedroom, 2.00 Bathroom, 844 sqft

Residential on 0.00 Acres

Somerset, Calgary, Alberta

Welcome to Somerset Crossing! This spacious and well-maintained 2-bedroom, 2-bathroom end-unit condo offers over 844 sqft of comfortable living space, complete with titled underground heated parking and a titled storage space, a fantastic opportunity for first-time buyers, downsizers, or investors. The unit features an open-concept layout with a functional kitchen offering plenty of counter space, a generous dining area, and a cozy living room flooded with natural lights and access to a north-facing balcony, keeping the space bright yet cool during summer. The primary bedroom includes a walk-through closet and private 4-piece ensuite, while the second bedroom works perfectly as a guest room or home office. Additional highlights include newer flooring (2017), and a newer set washer & dryer (2021). Located just a 2-minute walk to the Somerset LRT station, and with quick access to MacLeod and Stoney Trail, the location is unbeatable. You're also close to YMCA, library, grocery stores, restaurants, shops, and schools. Condo fees include all utilities, making ownership both simple and affordable. Don't miss out, book your showing today and make Somerset Crossing your new home!



Built in 2001

## Essential Information

MLS® #

A2243609

|                |                   |
|----------------|-------------------|
| Price          | \$305,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 844               |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 311, 3000 Somervale Court Sw |
| Subdivision | Somerset                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Y 4J2                      |

### Amenities

|                |                                                                                            |
|----------------|--------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Parking, Park |
| Parking Spaces | 1                                                                                          |
| Parking        | Stall, Underground                                                                         |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Breakfast Bar, Laminate Counters |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Electric Range, Range Hood                                           |
| Heating           | Baseboard                                                                                                     |
| Cooling           | None                                                                                                          |
| # of Stories      | 4                                                                                                             |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 93               |
| Zoning         | M-C2 d75         |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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