

301, 6000 Somervale Court SW  
Calgary, Alberta

MLS # A2264166



**\$319,000**

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 783
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to Somerset Crossing! Imagine starting your mornings with peaceful greenspace views from your private corner-unit balcony. This bright and open 2-bedroom, 2-bath condo offers nearly 1,000 SqFt of move-in-ready living space, freshly updated with new paint, lighting, and flooring. Enjoy a modern kitchen with newer appliances, a convenient in-suite laundry, and a private storage room. Your heated underground parking spot keeps winter stress-free, while your huge balcony gives you the perfect space to unwind and enjoy the outdoors. The location couldn't be better — just steps to the YMCA, Library, Shopping, Restaurants, and the Somerset LRT Station. Plus, electricity, heat, and water are included in your condo fees for worry-free living. Whether you're a first-time buyer or looking to downsize, this one checks all the boxes. Don't miss this chance to call Somerset Crossing home!