

# \$294,900 - 109, 1000 Somervale Court Sw, Calgary

MLS® #A2233798

## \$294,900

2 Bedroom, 1.00 Bathroom, 831 sqft

Residential on 0.00 Acres

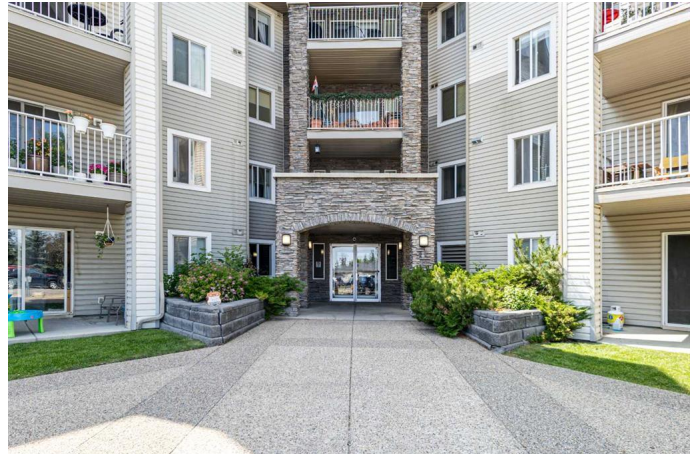
Somerset, Calgary, Alberta

openhouse july 12 and 13 from 12-2 pm,  
Nestled on a quiet street in the desirable community of Somerset, this spacious corner suite offers comfort, convenience, and a vibrant neighbourhood atmosphere. Located on the main level, facing the green belt, the home features an open floor plan with a sunny, spacious living room, a generous kitchen, and in-suite laundry, plus two parking stalls. All bedrooms offer ample space. Enjoy walking distance to the LRT station, Somerset Waterpark, public library, shopping center, and Somerset School, with quick access to Macleod Trail, Deerfoot Trail, and Stoney Trail. Less than 5-minute drive to elementary schools, high school, and the shopping mall, this home is surrounded by great neighbours, parks, and scenic green paths. Book your showing today and welcome home!

Built in 2001

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2233798  |
| Price          | \$294,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 831       |
| Acres          | 0.00      |
| Year Built     | 2001      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 109, 1000 Somervale Court Sw |
| Subdivision | Somerset                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Y 4K4                      |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 2               |
| Parking        | Stall           |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Open Floorplan                                                 |
| Appliances        | Dishwasher, Electric Oven, Microwave, Range Hood, Refrigerator |
| Heating           | Baseboard, Hot Water                                           |
| Cooling           | None                                                           |
| # of Stories      | 4                                                              |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Roof              | Asphalt                         |
| Construction      | Stone, Vinyl Siding, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 51              |
| Zoning         | M-C2 d75        |
| HOA Fees       | 75              |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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