

# \$309,900 - 417, 4000 Somervale Court Sw, Calgary

MLS® #A2222989

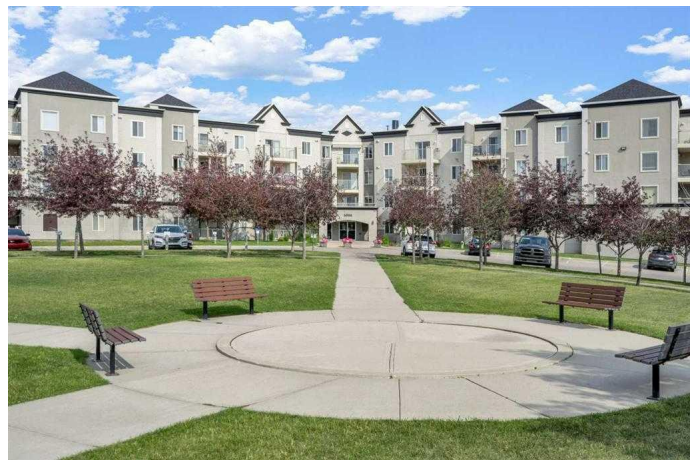
**\$309,900**

2 Bedroom, 2.00 Bathroom, 806 sqft

Residential on 0.00 Acres

Somerset, Calgary, Alberta

Top features: 2 bedrooms | 2 full bathrooms | 2 parking stalls | Top floor with pond views | Updated/renovated home | Brand new LVP floor | 2 mins to C-train station | Low condo fees. Check out this TOP-FLOOR and MOVE-IN READY condo in the desirable community of Somerset — just a 2-min walk to the C-train station and close to every amenity you need! This renovated and affordable unit features 2 bedrooms, 2 full bathrooms, and low condo fees that include ALL utilities (gas, water & electricity), plus 2 parking stalls. Immediate possession is available! Inside, you'll find an open-concept layout with new luxury vinyl plank flooring (waterproof, soundproof, pet-proof & scratch resistant), fresh paint, and updated light fixtures. The kitchen features newer appliances, concrete countertops and ample cabinetry. Enjoy the bright living area that opens to your private balcony with serene pond views — perfect for unwinding or entertaining. The generously sized primary bedroom has a walk-in closet and a 4pc ensuite bath. The sizable second bedroom is steps to the second full bathroom. Perfect for kids' room, guests, roommates or as a home office, offering versatility to suit your needs. Additional features include in-unit laundry and no upstairs neighbours! Well-maintained complex and pets friendly (dogs & cats are OK subject to board approval). Proximity to all levels of schools [Somerset School (K-4), Samuel W. Shaw



School (5-9), Centennial High School (10-12)], and Somerset C-Train Station, YMCA, Walmart, the Shawnessy shopping complex, libraries and restaurants. This location offers convenience! Plus, with easy access to Stoney Trail, navigating the city is a breeze from this prime spot. Act fast to view this amazing unit â€” book your showing today! Some photos are virtually staged.

Built in 2001

**Essential Information**

MLS® #	A2222989
Price	\$309,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	806
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	417, 4000 Somervale Court Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4J3

**Amenities**

Amenities	Elevator(s), Snow Removal, Visitor Parking, Trash
Parking Spaces	2
Parking	Stall

**Interior**

Interior Features	Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Vinyl Siding, Wood Frame

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	25
Zoning	M-C2

## Listing Details

Listing Office	2% Realty
----------------	-----------

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.