

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

MLS® #A2222989

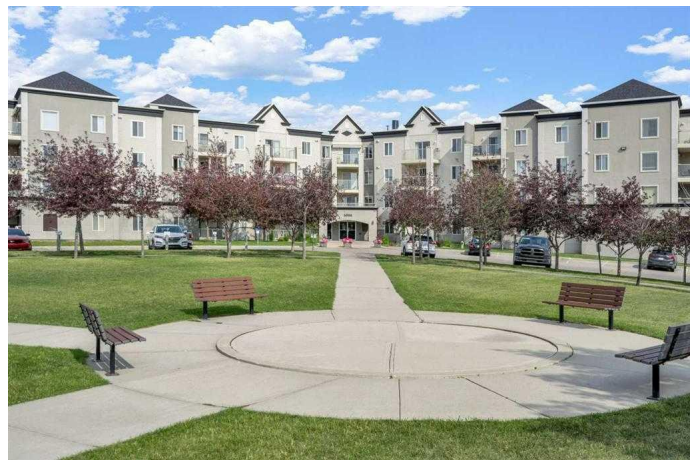
\$309,900

2 Bedroom, 2.00 Bathroom, 806 sqft

Residential on 0.00 Acres

Somerset, Calgary, Alberta

Back on market due to financing. 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 â€” 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, youâ€™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 â€” 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
kidsâ€™ 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, Trash, Visitor Parking
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	39
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.