

# \$311,900 - 218, 4000 Somervale Court Sw, Calgary

MLS® #A2234556

**\$311,900**

2 Bedroom, 2.00 Bathroom, 846 sqft

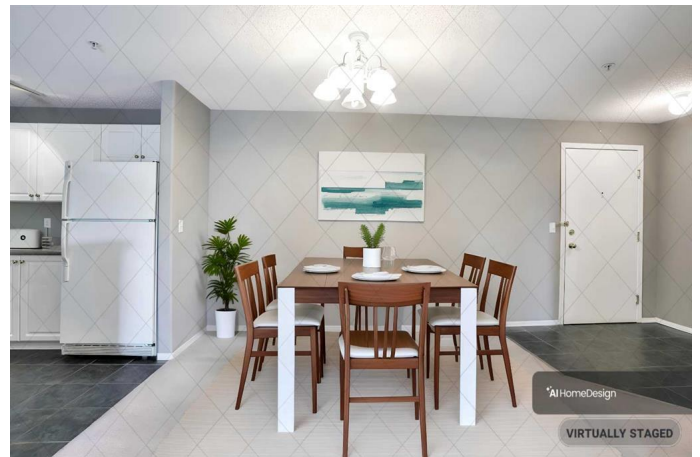
Residential on 0.00 Acres

Somerset, Calgary, Alberta

RARE FIND SE facing 2bdrms 2bath 2parking and LOW condo fee! VIEW of POND from balcony and bedrooms! ---

Donâ€™t miss this incredible opportunity to own a bright and spacious condo with serene wetland views, visible from both the private balcony and each of the two bedrooms. Unit 218 at 4000 Somervale Court SW is thoughtfully designed with southeast exposure, flooding the space with sunlight throughout the day â€” perfect for morning routines or golden-hour relaxation. With two parking stalls and a remarkably low condo fee that covers heat, electricity, and water, this unit delivers unmatched value to young families, professionals, or investors looking for a turnkey property in one of Calgaryâ€™s most connected communities.

The functional layout features distinct living and dining areas, ideal for entertaining or everyday comfort. Bedrooms are strategically placed on opposite sides of the unit to offer additional privacy. Premium upgrades include tiled flooring throughout the foyer, kitchen, and bathrooms; an elegant fireplace; raised breakfast bar; in-suite laundry; and charming architectural touches like rounded corners, full banjo vanities, and mirrored closet doors. Just steps from the Somerset LRT Red Line station, your downtown commute takes approximately 25 minutes. Surrounded by abundant amenities â€” shopping centres, grocery stores, restaurants, banks, schools, a



theatre, library, YMCA, Costco, and more –”  
this home offers the perfect mix of tranquility,  
functionality, and convenience in southwest  
Calgary.

Built in 2001

**Essential Information**

MLS® #	A2234556
Price	\$311,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	846
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	218, 4000 Somervale Court Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4J3

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Park, Visitor Parking
Parking Spaces	2
Parking	Stall, Plug-In

**Interior**

Interior Features	No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Fireplace(s), Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Wood Frame, Veneer

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	20
Zoning	M-C2 d75

### **Listing Details**

Listing Office	First Place Realty
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