

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

MLS® #A2222989

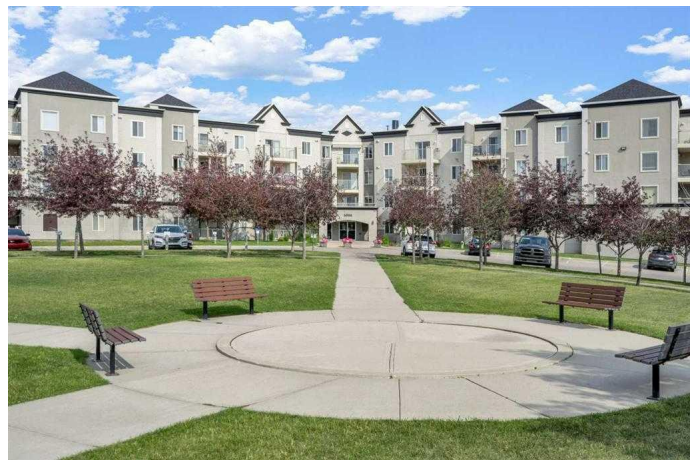
**\$309,900**

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	54
Zoning	M-C2

## Listing Details

Listing Office	2% Realty
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