

# \$279,900 - 1313, 1000 Somervale Court Sw, Calgary

MLS® #A2248074

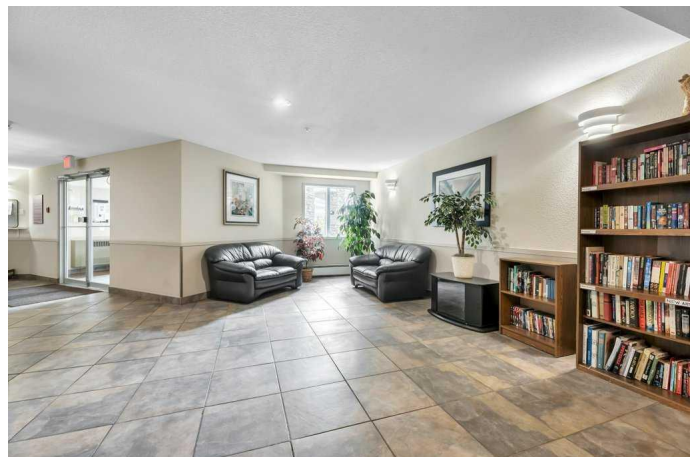
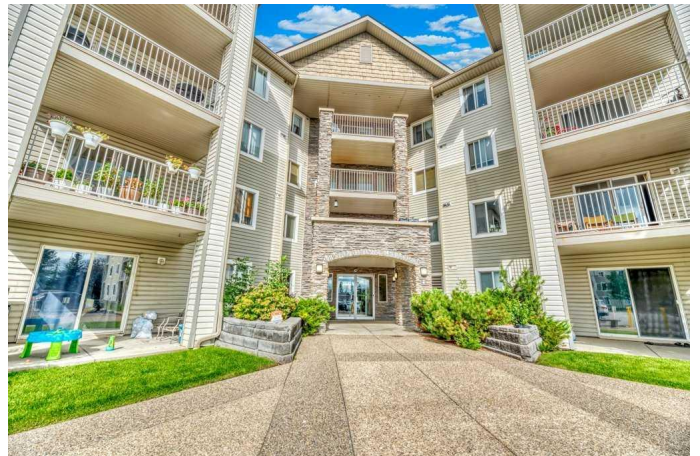
**\$279,900**

2 Bedroom, 2.00 Bathroom, 847 sqft

Residential on 0.00 Acres

Somerset, Calgary, Alberta

This is THE ONE youâ€™ve been waiting for! Welcome to this beautifully UPDATED 2-BEDROOM, 2-BATHROOM CONDO with one assigned parking stall, perfectly located in the heart of Somerset. With ALL UTILITIES INCLUDED in the condo fees, this home offers incredible value and effortless, low-maintenance living. Lovingly maintained and thoughtfully upgraded, this condo features STAINLESS STEEL APPLIANCES (2020), NEW COUNTERTOPS (2024), A STYLISH BACKSPLASH (2024), AND A DEEP KITCHEN SINK (2024), along with NEW CARPETING IN BOTH BEDROOMS (2023) and FRESH PAINT in key areas. The spacious entryway opens into a bright and welcoming OPEN-CONCEPT LAYOUT, where the living room is centered around a COZY CORNER FIREPLACEâ€”an ideal space to relax or entertain. The dining area provides ample space for gatherings, while the updated kitchen shines with SLEEK FINISHES, UNDER-CABINET LIGHTING, and a MODERN, FUNCTIONAL DESIGN. The SPLIT-BEDROOM LAYOUT ensures privacy, with the PRIMARY SUITE offering a WALK-THROUGH CLOSET leading to a freshly painted 4-PIECE ENSUITE. The second bedroom is generously sized and conveniently located next to the MAIN 4-PIECE BATHROOM, making it perfect for guests, roommates, or a home office. Additional highlights include IN-SUITE LAUNDRY, PLENTY OF IN-SUITE



STORAGE, and a COVERED BALCONY, ideal for enjoying your morning coffee or hosting a BBQ. This well-managed complex is situated just minutes from TRANSIT, SCHOOLS, SHOPPING, RESTAURANTS, AND PARKS—everything you need is right at your doorstep. This is your opportunity to own this STYLISH, MOVE-IN READY CONDO in one of Calgary's most convenient and desirable communities. SCHEDULE YOUR SHOWING TODAY!

Built in 2001

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2248074          |
| Price          | \$279,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 847               |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1313, 1000 Somervale Court Sw |
| Subdivision | Somerset                      |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2Y 4K4                       |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Elevator(s), Park, Visitor Parking |
| Parking Spaces | 1                                  |
| Parking        | Stall, Assigned                    |

## Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters, Open Floorplan                             |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Boiler                                                                |
| Cooling           | None                                                                             |
| Fireplace         | Yes                                                                              |
| # of Fireplaces   | 1                                                                                |
| Fireplaces        | Gas, Living Room, Mantle, Tile                                                   |
| # of Stories      | 4                                                                                |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 20                |
| Zoning         | M-C2 d75          |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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