

# \$259,900 - 308, 11 Somervale View Sw, Calgary

MLS® #A2261939

**\$259,900**

2 Bedroom, 1.00 Bathroom, 776 sqft  
Residential on 0.00 Acres

Somerset, Calgary, Alberta

Welcome to Sunvillage in the sought-after community of Somerset. A rare gem that **INCLUDES ALL UTILITIES** in the monthly condo fees! This two bedroom, top floor, turn-key suite offers new vinyl plank floors, fresh paint and has been cleaned from top to bottom. Additionally, there is in-suite laundry in a separate laundry room with additional storage, and a private balcony that faces the grassy area of the complex. There is secure, underground parking and additional storage at the back of the stall. If you're looking for a quiet building that exudes pride of ownership, this 18+ community is for you. Located across from the Somerset-Bridlewood C-train station, and a short walk from Walmart Super Centre, Co-op, Tim Hortons, the YMCA and Cardel Rec Centre, this location epitomizes convenience. Should you require commuting with your vehicle, you can't beat the proximity to Stoney Trail and McLeod Trail. Experience the convenient lifestyle of Somerset today!

Built in 1999

## Essential Information



MLS® #	A2261939
Price	\$259,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	776
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	308, 11 Somervale View Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4A9

### Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	Pantry, See Remarks
Appliances	Dishwasher, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer Stacked, Window Coverings, Trash Compactor
Heating	Baseboard
Cooling	None
# of Stories	3

### Exterior

Exterior Features	Balcony
Construction	Vinyl Siding, Wood Frame

### Additional Information

Date Listed	October 3rd, 2025
Days on Market	48
Zoning	M-C1 d125
HOA Fees	74
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office          Power Properties

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