

\$265,000 - 304, 7 Somervale View Sw, Calgary

MLS® #A2254054

\$265,000

2 Bedroom, 1.00 Bathroom, 754 sqft

Residential on 0.00 Acres

Somerset, Calgary, Alberta

Step into comfort with this 2-bedroom, 1-bathroom condo located in Somerset's well-cared-for adult-only (+18) building. Designed with everyday living in mind, the layout offers a bright and welcoming living space that flows seamlessly from the kitchen into the dining and living areas—perfect for both relaxing at home and hosting friends. The kitchen is functional and well-appointed with plenty of cupboard and counter space, while the in-suite laundry adds an extra layer of convenience.

The two bedrooms are thoughtfully sized, with flexibility to use the second as a guest room, home office, or hobby space. From the private balcony, enjoy peaceful views of the treed green space—a great spot for morning coffee or evening unwinding.

This home also includes an assigned heated underground parking stall with an additional storage locker right in front for easy access. With condo fees covering heat, water, and electricity, you'll appreciate the simplicity of all-inclusive living.

The location couldn't be more convenient: just steps from the Somerset-Bridlewood C-Train station, minutes to Shawnessy Shopping Centre with groceries, dining, entertainment, and YMCA, plus quick access to Macleod and Stoney Trail for an easy commute.



Whether youâ€™re downsizing, looking for a low-maintenance lifestyle, or buying your first home, this Somerset condo checks all the boxes.

Built in 1999

Essential Information

MLS® #	A2254054
Price	\$265,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	754
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	304, 7 Somervale View Sw
Community	Somerset
Condo	Sunvillage
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4A9

Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Oven, Range Hood, Refrigerator, Washer, Window

	Coverings, Trash Compactor
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding

Additional Information

Date Listed	September 4th, 2025
Days on Market	62
Zoning	M-C1 d125
HOA Fees	74
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.