

**113, 5000 Somervale Court SW
Calgary, Alberta**

MLS # A2166090



\$249,900

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	744 sq.ft.	Age:	2003 (21 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Vinyl Plank

Roof: -

Basement: -

Exterior: Concrete, Vinyl Siding

Foundation: -

Features: Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 545

LLD: -

Zoning: M-C2 d75

Utilities: -

Inclusions: NA

Welcome to this charming 2-bedroom, ground-floor condo in Somerset's 55+ community. Upon entering, you'll immediately notice the spacious kitchen, featuring an abundance of white cabinets, ample counter space, and plenty of room to move around. The generously sized living room includes French doors that open to a private patio. The master bedroom easily accommodates a king-size bed, while the laundry room also provides extra storage space. A second bedroom and a well-appointed 4-piece bath complete the unit. The building offers fantastic amenities, including a large common room for social gatherings, a games room with a pool table, shuffleboard, puzzles, and a fitness center. Conveniently located near Shawnessy shopping, you can either drive or walk to nearby amenities, including the YMCA and the LRT. Don't miss the opportunity to make this beautiful condo your new home!