



GRASSROOTS
REALTY GROUP

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401, 5000 Somervale Court SW
Calgary, Alberta

MLS # A2219469



\$300,000

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	904 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 729
Basement:	-	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, See Remarks, Walk-In Closet(s)		
Inclusions:	N/A		

Live the lifestyle you've been waiting for in this welcoming 55+ community! More than just a place to live, this vibrant complex is built around connection, activity, and friendship. Join your neighbours for daily coffee meetups, group outings, potlucks, games nights, and movie nights—there's always something happening to help you feel right at home. Residents enjoy access to a games room, gym, craft room, library, and movie theatre, making it easy to stay active and social without leaving the building. Tucked away on the top floor, this bright and beautifully updated corner unit offers over 900 square feet of well-designed space with 2 bedrooms and 2 bathrooms. You'll love the BRAND NEW FLOORING, baseboards, and trim, as well as the large southwest-facing windows that fill the home with natural light. In your spacious primary suite you'll find a walk-in closet and ensuite with stand up shower. Don't forget about the convenience of in-suite laundry and the security of TITLED underground parking. Relax and unwind knowing your condo fees include all utilities. Location-wise, you couldn't ask for more—just steps to public transit, and within a few short blocks of the YMCA, public library, and every kind of shopping you could need, from groceries to dining and retail. If you're looking for comfort, convenience, and a true sense of community, this is the perfect place to call home.