



GRASSROOTS
REALTY GROUP

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**225, 5000 Somervale Court SW
Calgary, Alberta**

MLS # A2230806



\$180,000

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	348 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Recreation Facilities, See Remarks		

Inclusions: Murphy Bed

This thoughtfully designed 347 sq ft studio offers the perfect blend of simplicity, functionality, and comfort — ideal for anyone seeking a peaceful lifestyle with all the right conveniences at your doorstep. YES, The price is right... Looking for a low-maintenance, beautifully updated home in a vibrant 55+ community? Step inside to discover a fully renovated living space featuring: Fresh modern paint and brand new Luxury Vinyl Plank flooring throughout. A fully equipped kitchen with new microwave hood fan, alongside a stove, dishwasher, and refrigerator. Ample storage space and a newly updated bathroom with sleek storage cabinetry... and it gets better, A custom-built Murphy bed, creating space for both rest and relaxation. With an efficient layout, there's plenty of room for a sectional couch and entertainment area, while your private balcony overlooks a green space — the perfect private spot for You-time, for morning coffee and sunshine. WOW Condo fees of only \$270.36 includes ALL Utilities... Yes, also electricity... AND, if all of that, is not enough, lets talk about the COMPLEX Legacy Estates and the lifestyle that offers. Located in a well-managed 55+ building, with a strong sense of community. Enjoy social areas, billiards, organized events, craft room, a fitness center, hair salon, and more. Laundry facilities on multiple floors, visitor parking, and potential parking rentals available. Walkable to everything: restaurants, the YMCA, library, grocery stores, and the C-Train. Whether you're downsizing, retiring, or simply looking for smart, stylish, and connected living — this studio offers unbeatable value and a warm sense of belonging. Move-in ready and ready for you to call home. Book your showing today and discover what simple, joyful living truly looks like!... for the most AMAZING PRICE!

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