



GRASSROOTS
REALTY GROUP

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**5333, 5000 Somervale Court SW
Calgary, Alberta**

MLS # A2255956



\$289,900

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	905 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 746
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions:	None
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Welcome to a bright and inviting home in one of Calgary's most thoughtfully designed +50 communities. This spacious corner unit is southeast-facing, filling the home with natural light throughout the day and offering a large balcony where mornings and afternoons can be enjoyed in peace. With 2 generously sized bedrooms and 2 full bathrooms, the layout provides both comfort and flexibility—whether you're hosting family, setting up a hobby space, or simply wanting room to breathe. The kitchen is a highlight, with plenty of counter space and storage to make meal preparation easy and enjoyable. Wide, accessible doorways throughout the unit add to the sense of space and practicality, ensuring ease of movement and a home that feels welcoming to all. A convenient in-suite laundry room means day-to-day living is as simple as it should be, while titled parking and a massive titled storage unit give the security and functionality every homeowner deserves. Living here is about more than just the unit—it's about community. The building offers a wide range of amenities designed to enrich daily life: a games room, exercise room, craft room, and a dining room/bistro where optional dinners and light lunches can be shared. There's also a welcoming outdoor patio to enjoy summer afternoons, a comfortable guest suite for visiting friends and family, and plenty of guest parking. An on-site administrator provides an added layer of support, giving peace of mind that this is a safe, secure, and well-managed building. The location couldn't be more convenient. With the LRT, shopping, restaurants, the library, and the YMCA with its swimming pool all close by, you'll find everything you need within easy reach. Whether you're looking to stay active, pursue your interests, or simply relax into a quieter

lifestyle, this community has it covered. This home offers a balance of independence and connection: your own private space with the added benefit of community amenities and support when you want them. It's a space that reflects both comfort and practicality, designed for people who value ease of living, security, and a vibrant community around them.