



**425, 5000 Somervale Court SW  
Calgary, Alberta**

**MLS # A2294471**



**\$234,900**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	542 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 465
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home		

**Inclusions:** n/a

This is a premium TOP FLOOR suite with SOUTH EXPOSURE, HUGE 3-SEASON COVERED BALCONY, and titled INDOOR PARKING. On entry you instantly take exception to the bright natural light, views of green space, and professional upgrades. The easy clean finishes feature new stainless appliances, in-suite laundry, and fresh paint throughout. The open-concept living space provides options to arrange for your needs and accessibility including the large bathroom. At the indoor parking stall there is a cabinet for additional storage. This age 55+ condominium is highly desired for the MANY AMENITY OPTIONS TO SOCIALIZE OR YOUR PERSONAL USE. The larger rooms on the main floor available to you include dining, recreation, fitness, media and library. As well as a guest suite and other spaces throughout the building such as the sitting area outside this unit (your extended living room). This building offers the best of both worlds: move in for YOUR PRIVATE PENTHOUSE RETREAT and if you want, become part of the extended family of residents. This exclusive community enjoys many coordinated social events and casual interactions like coffee time. The building is expertly managed and there are personal services in the building like a hairdresser and more. WALKING DISTANCE are a CTrain station, major shopping center, and YMCA recreation center with pool, library and more. A quick drive are main roads, Fish Creek Park, and South Calgary Health Centre. All this and an EXCEPTIONAL CONDO FEE that includes utilities! This spotless, move-in ready home truly offers an ideal, secure and quality lifestyle.