



**304, 5500 Somervale Court SW
Calgary, Alberta**

MLS # A2297735



\$255,000

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	844 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Owned, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 697
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully upgraded, quiet retreat that perfectly balances modern style with ultimate convenience. Situated with easy access to Stoney and MacLeod Trails, walking distance to the Somerset-Bridlewood C-Train station and the shops/services within the Shawnessy shopping district, this unit offers a peaceful sanctuary without sacrificing proximity to top-tier amenities. Step onto wide-plank laminate flooring in a warm, natural finish that flows throughout the open-concept layout. The heart of the home is a cozy living area anchored by a tiled surround gas fireplace. The entire space is bright and airy, illuminated by contemporary recessed lighting, modern light fixtures and natural West exposure. The stunning white kitchen is a masterclass in modern design, featuring chic black and brass pulls, durable, elegant quartz countertops, a full suite of S/S appliances, large workspace with an integrated sink and dishwasher. This split functional floor plan boasts 2 spacious bedrooms and 2 full bathrooms. The primary suite serves as a true escape, complete with an ensuite bathroom featuring a large walk-in shower. The second bathroom features a deep soaker tub. Additional features include a private balcony equipped with a gas BBQ hook-up. In suite washer, dryer and storage area PLUS a titled underground stall AND titled storage cage (a rarity in this building). Quiet, stylish, and perfectly located—this unit is a must-see!