



**106, 5500 Somervale Court SW  
Calgary, Alberta**

**MLS # A2300462**



**\$239,900**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	999 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 712
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** N/A

Location! Location! Location! This well-maintained, well-priced 2-bedroom condo is the perfect place to call home. Right by an abundance of shopping, restaurants, a movie theatre, C-Train, and more, you can't go wrong! It is located on the back side with trees, green grass and privacy. Super quiet and secluded. The main living area is nice and open, the kitchen has great cabinet and counter space along with an island in the middle. Lots of room for the kitchen table and living room is a good size as well with the patio doors out to the private patio. Bedrooms are separated on each side, the master has a walk through closet to the ensuite and the other 4pc bath is right outside the bedroom on the other side. This is a great place at a great price for a first time buyer or investor. Stoney Tr is just a minute away for access anywhere! ALL UTILITIES ARE INCLUDED IN THE CONDO FEES