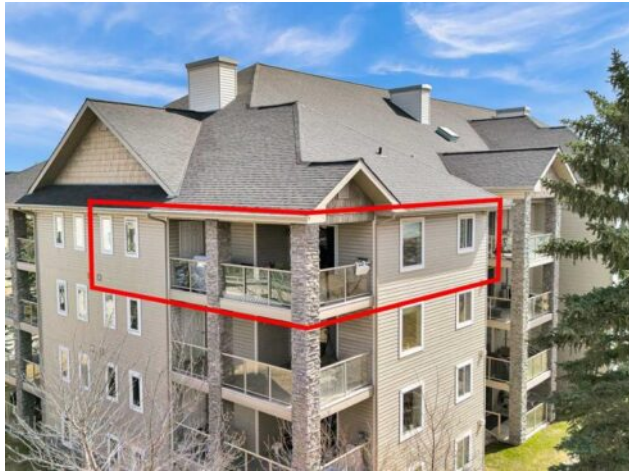




**402, 5500 Somervale Court SW
Calgary, Alberta**

MLS # A2301431



\$319,900

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	979 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 802
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Unbeatable Location with Everyday Convenience! Welcome to this top-floor corner unit offering the perfect blend of comfort and convenience. If a quiet, private setting matters to you, you'll truly appreciate the tranquil surroundings and enjoy your morning coffee on the large private balcony, complete with a gas line for BBQ. Inside, the bright and open living space is filled with natural light and features a cozy fireplace, creating a warm and inviting atmosphere. The well-designed layout offers 2 bedrooms and 2 full bathrooms. The primary suite includes a walk-through closet, and private ensuite. You'll also find the convenience of in-suite laundry, plus two storage options - one on the balcony and one in the storage room. This unit comes with 2 parking stalls and condo fees that include ALL utilities - water, electricity, and gas - making it an excellent value. Conveniently located within walking distance to the Somerset-Bridlewood C-Train station, Shawnessy shopping, with quick access to Stoney and MacLeod Trail, this home offers quiet living with easy access to everything.