



GRASSROOTS
REALTY GROUP

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**415, 5000 Somervale Court SW
Calgary, Alberta**

MLS # A2208203



\$260,000

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	741 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	1
Garage:	None, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 565
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Dining Room Floating Shelvings, Hanging TV Rack

OPEN HOUSE: MAY 10th from 2:30PM to 5PM. to your "I am Home" feeling. A wonderful top floor unit to reside or as an investment property. The open floor plan has a wide living and kitchen space designed for easy accessibilities. The main focal point of your home is the balcony, the views are appreciated while sitting in your dining room and living room. The bathroom layout is for easy mobility, designed with wide spaces. Your dining area and living room are meant to enjoy the sunset view seen from the balcony windows. After dinner, take your relaxation in your balcony for that fresh airy sunset. Both bedrooms are soaked in with natural light thanks to its wide windows. Your home is meant for you to relax and enjoy life, this unit has thoughtful designs and layouts. The Somerset Community is steps away from major amenities such as LRT, shopping centres, walking paths, restaurants, the library, and the YMCA with its swimming pool. This building ensures safety, security, and accessibility.