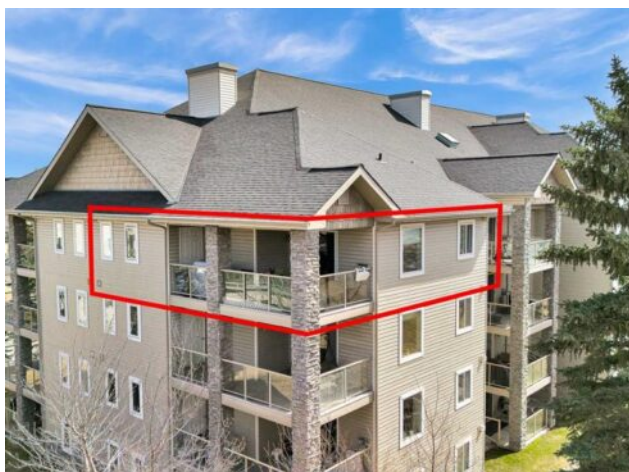


402, 5500 Somervale Court SW
Calgary, Alberta

MLS # A2301431



\$307,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| 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: | 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 underground parking 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.