

**132, 5000 Somervale Court SW  
Calgary, Alberta**

**MLS # A2246327**

**\$210,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Somerset                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 681 sq.ft.                         | <b>Age:</b>   | 2003 (23 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | None                               |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                 |                   |          |
|--------------------|---------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard                       | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Ceramic Tile, Vinyl             | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                               | <b>Condo Fee:</b> | \$ 508   |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Wood Frame                      | <b>Zoning:</b>    | M-C2 d75 |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -        |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |          |
| <b>Inclusions:</b> | Shelving in laundry, shoe rack  |                   |          |

Welcome to your new home in this well located, amenity rich building! This rare 1 bedroom plus den is on the main floor for ease of access and backs to the serene and private green space at the back of the building- it's like having a huge yard, without having to maintain it! The very spacious layout opens to a large flex/dining space when you step in. Off to one side is the den that works great for office, craft or even storage space. The kitchen is efficient with its bright lighting and good use of space and opening to the living room so you can easily serve your meals for casual TV nights. Step onto the west facing deck and feel like you're in your own yard. The bedroom is just the right size and the bath is oversized allowing you tons of space to get around. Just painted in a lovely neutral with LVP floors, there is nothing for you to do, just move right in. Building amenities include multiple social areas and rec areas (with programs!) both inside and out, games, library, craft room and beauty salon as well a guest suite that can be rented for your out of town guests. This 55+ building offers the very best for vibrant mature living with friendly neighbours, activities and a fantastic sense of community. All of this and just steps away from the LRT, YMCA and shopping and restaurants. Yes it is that perfect, and affordable too!