

**225, 5000 Somervale Court SW**  
**Calgary, Alberta**

**MLS # A2230806**



**\$180,000**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	348 sq.ft.	<b>Age:</b>	2003 (22 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, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 270
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Recreation Facilities, See Remarks		

**Inclusions:** Murphy Bed

YES, The price is right... Looking for a low-maintenance, beautifully updated home in a vibrant 55+ community? This thoughtfully designed 347 sq ft studio offers the perfect blend of simplicity, functionality, and comfort &mdash; ideal for anyone seeking a peaceful lifestyle with all the right conveniences at your doorstep. Step inside to discover a fully renovated living space featuring: Fresh modern paint and brand new Luxury Vinyl Plank flooring throughout. A fully equipped kitchen with new microwave hood fan, alongside a stove, dishwasher, and refrigerator. Ample storage space and a newly updated bathroom with sleek storage cabinetry... and it gets better, A custom-built Murphy bed, creating space for both rest and relaxation. With an efficient layout, there's plenty of room for a sectional couch and entertainment area, while your private balcony overlooks a green space &mdash; the perfect private spot for You-time, for morning coffee and sunshine. WOW Condo fees of only \$270.36 includes ALL Utilities... Yes, also electricity... AND, if all of that, is not enough, lets talk about the COMPLEX Legacy Estates and the lifestyle that offers. Located in a well-managed 55+ building, with a strong sense of community. Enjoy social areas, billiards, organized events, craft room, a fitness center, hair salon, and more. Laundry facilities on multiple floors, visitor parking, and potential parking rentals available. Walkable to everything: restaurants, the YMCA, library, grocery stores, and the C-Train. Whether you're downsizing, retiring, or simply looking for smart, stylish, and connected living &mdash; this studio offers unbeatable value and a warm sense of belonging. Move-in ready and ready for you to call home. Book your showing today and discover what simple, joyful living truly looks like!... for the most AMAZING PRICE!