

**334, 5000 Somervale Court SW  
Calgary, Alberta**

**MLS # A2178551**



**\$285,900**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	845 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 696
<b>LLD:</b>	-
<b>Zoning:</b>	M-C2
<b>Utilities:</b>	-

**Inclusions:** |Seller discloses that garborator is not in working order.

( \*\*\* Mother's Day OPEN HOUSE Sunday May 11th from 1 to 3:30pm \*\*\* Take Mom down to view this lovely suite and take a tour of the amenities available ) Welcome to the Perfect Blend of Comfort, Community, and Care-Free Living &mdash; Your Ideal 55+ Adult Living Complex. Step into one of the more desirable suites in this sought-after 55+ adult living complex &mdash; a beautifully maintained, spacious two-bedroom, one-bathroom condo that feels like home the moment you walk in. Thoughtfully designed with mature living in mind, this suite offers not just a place to live, but a vibrant lifestyle built around comfort, convenience, and community. Enjoy a beautifully upgraded kitchen featuring , a few newer appliances, perfect for cooking and entertaining.. The living area flows out onto the largest balcony in the entire building, offering a private oasis with ample room for patio furniture, container gardening, and quiet relaxation. This suite is ideal for downsizing without compromise, boasting two generously-sized bedrooms and a large bathroom designed with functionality in mind. Whether hosting guests, pursuing hobbies, or simply relaxing, you&rsquo;ll find comfort and space to do it all, thanks in part to the additional storage room insuite. Enjoy additional storage in the parkade along with your TITLE parking stall. Condo fees are inclusive of heat and electricity, a major bonus that simplifies your monthly budgeting and adds peace of mind. Say goodbye to juggling multiple utility bills and enjoy a truly carefree lifestyle. Life at a 55+ complex is about more than just a beautiful suite &mdash; it&rsquo;s about enriching your everyday experience. Residents enjoy a wide array of amenities, including: A games room for cards, puzzles, and friendly competition A fully equipped exercise room to stay active and healthy, A cozy library for quiet reading or book club gatherings, A

multimedia room for movie nights and community events and An on-site hair salon for convenient personal care. The community spirit is truly alive here. Most holidays are celebrated with themed events and gatherings, creating meaningful social opportunities and lasting friendships. Plus, a monthly birthday party ensures that no milestone goes unnoticed &mdash; it&rsquo;s always someone&rsquo;s special day! 55+ living offers so many benefits to your quality of life. You&rsquo;ll be surrounded by like-minded neighbors, enjoy increased safety and accessibility features, and have more time to do the things you love, with less worry about maintenance or isolation. If you&rsquo;re looking for a warm, welcoming place to call home where lifestyle, location, and community come together &mdash; this is it. Come see how wonderful 55+ living can truly be!