

# \$175,000 - 225, 5000 Somervale Court Sw, Calgary

MLS® #A2230806

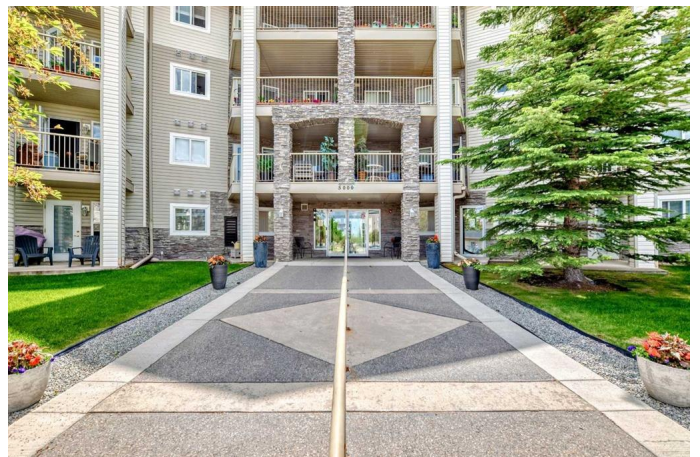
**\$175,000**

1 Bedroom, 1.00 Bathroom, 348 sqft

Residential on 0.00 Acres

Somerset, Calgary, Alberta

This thoughtfully designed 347 sq ft studio offers the perfect blend of simplicity, functionality, and comfort – ideal for anyone seeking a peaceful lifestyle with all the right conveniences at your doorstep. YES, The price is right... Looking for a low-maintenance, beautifully updated home in a vibrant 55+ community? 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 – 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 – 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! REMEMBER when you are looking to buy a condo consider that this building has-not post tension cable, do have all utilities included, close to public transportation, backing green area instead of other condos, etc...

Built in 2003

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2230806          |
| Price          | \$175,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 348               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 225, 5000 Somervale Court Sw |
| Subdivision | Somerset                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Y 4M1                      |

### Amenities

|           |   |
|-----------|---|
| Amenities | Coin Laundry, Community Gardens, Elevator(s), Fitness Center, Gazebo, Laundry, Parking, Party Room, Picnic Area, Recreation Room, Snow Removal, Visitor Parking |
|-----------|---|

|         |      |
|---------|------|
| Parking | None |
|---------|------|

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Recreation Facilities, See Remarks |
|-------------------|--|

|            |   |
|------------|---|
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Window Coverings |
|------------|---|

|         |                      |
|---------|----------------------|
| Heating | Baseboard, Hot Water |
|---------|----------------------|

|         |      |
|---------|------|
| Cooling | None |
|---------|------|

|              |   |
|--------------|---|
| # of Stories | 4 |
|--------------|---|

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                                 |
|--------------|---------------------------------|
| Construction | Stone, Vinyl Siding, Wood Frame |
|--------------|---------------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 17th, 2025 |
|-------------|-----------------|

|                |    |
|----------------|----|
| Days on Market | 26 |
|----------------|----|

|        |          |
|--------|----------|
| Zoning | M-C2 d75 |
|--------|----------|

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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