

# \$180,000 - 225, 5000 Somervale Court Sw, Calgary

MLS® #A2230806

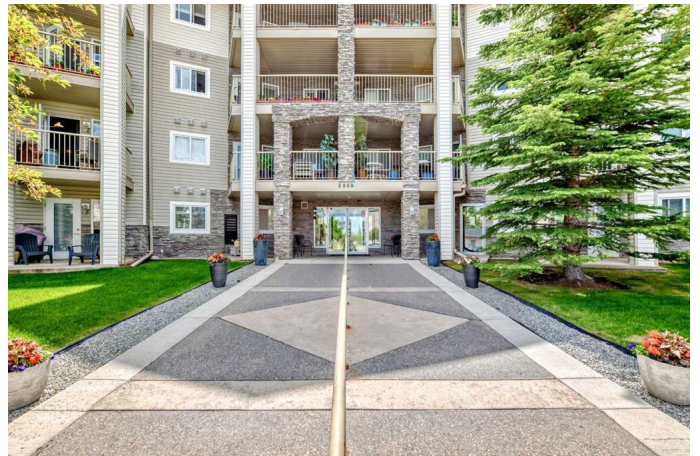
**\$180,000**

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!

Built in 2003

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2230806          |
| Price          | \$180,000         |
| 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, Parking, Party Room, Picnic Area, Recreation Room, Snow Removal, Visitor Parking, Gazebo, Laundry |
| Parking   | None                                                                                                                                                            |

## Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, See Remarks, Recreation Facilities |
| 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 | 3               |
| Zoning         | M-C2 d75        |

## Listing Details

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

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