

**5301, 5500 Somervale Court SW
Calgary, Alberta**

MLS # A2309365



\$270,000

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|------------------|---|---------------|-------------------|
| Division: | Somerset | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 972 sq.ft. | Age: | 2003 (23 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Enclosed, Heated Garage, Parkade, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|----------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 773 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | M-C2 d75 |
| Foundation: | - | Utilities: | - |
| Features: | No Smoking Home, Open Floorplan, Storage | | |

Inclusions: Shelving in bedrooms, bathrooms, storage room, living room

Rarely does a suite like this come available! Undeniably one of the best locations and floor plans in the entire complex, this beautifully maintained corner unit is tucked away in an exceptionally quiet spot overlooking the greenspace and hillside, offering both privacy and peaceful views. With nearly 1,000 sq ft of living space, this bright and spacious two-bedroom, two full bathroom suite features an ideal open-concept layout with bedrooms thoughtfully positioned on opposite sides of the unit — perfect for roommates, guests, or a private home office setup. Extra corner windows in the living room and kitchen flood the home with natural light, creating a warm and inviting atmosphere throughout. The generous living room is anchored by a cozy corner gas fireplace, while the well-designed kitchen offers stainless steel appliances, a newer sink and faucet, abundant counter space for cooking and entertaining, and a raised eating bar perfect for morning coffee or casual meals. The dedicated dining area provides plenty of room to host family dinners, celebrations, or game nights with friends. One of the standout features is the corner, oversized, covered balcony — a rare and incredibly private outdoor retreat where you can relax and enjoy the quiet surroundings year-round. Additional highlights include newer full-size in-suite washer and dryer, fresh paint touch-ups throughout, new window coverings, and exceptional storage with both an in-suite storage room and an additional private storage room off the balcony. This move-in ready home also includes a titled underground parking stall in a well-managed building. Even better, the condo fees include ALL utilities — including electricity — for true stress-free living. Perfectly located just a short walk to the C-Train, shopping, restaurants, the library, and YMCA, with quick access to Macleod Trail and

Stoney Trail, this is an outstanding opportunity to own a bright, quiet, and exceptionally well-located home.