# \$237,900 - 5240, 5000 Somervale Court Sw, Calgary

MLS® #A2210266

### \$237,900

1 Bedroom, 1.00 Bathroom, 676 sqft Residential on 0.00 Acres

Somerset, Calgary, Alberta

Incredible location for this bright and open 1 bedroom + a den unit with a large balcony overlooking a green space and pond. The open floor plan is basked in natural light with updated flooring and great connectivity between all the principal rooms. White and neutral the kitchen is well laid out with clear sightlines into both the living and dining rooms, perfect for entertaining. Extra windows allow for seemingly endless sunshine to stream into the living room creating an inviting space to gather and unwind. The adjacent covered balcony entices casual barbeques and time spent unwinding with green space and pond views as the tranquil backdrop. The primary bedroom is spacious with easy access to the bathroom featuring an oversized walk-in shower. Further adding to your comfort is a large den, ideal for an office, hobby area or guest space. In-suite laundry too for ultimate convenience. This wonderful 55+ building has numerous amenities for residents to enjoy with their neighbours or guests including a library with a charming fireplace, a recreation room with billiards and shuffleboard, a fitness area and a massive party room plus lots of organized social activities making it easy to meet new people and connect with neighbours. When you do need to leave the building, this phenomenal location is just down the street from the LRT Station, the YMCA/Cardel Rec Centre and the infinite amount of amenities, shops, services and restaurants in Shawnessy â€" all within







walking distance! This fantastic community is also an outdoor enthusiast's dream with extensive pathways, numerous parks and outdoor activities as well as close proximity to Fish Creek Park, Sikome Lake, Spruce Meadows and the Sirocco Golf Course! Truly an unsurpassable location for this well maintained, move-in ready home!

#### Built in 2003

#### **Essential Information**

MLS® # A2210266 Price \$237,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 676
Acres 0.00
Year Built 2003

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 5240, 5000 Somervale Court Sw

Subdivision Somerset
City Calgary
County Calgary
Province Alberta
Postal Code T2Y 4M1

#### **Amenities**

Amenities Elevator(s), Fitness Center, Party Room, Recreation Room, Visitor

Parking

Parking Guest, None

Waterfront Pond

#### Interior

Interior Features Ceiling Fan(s), Open Floorplan, Storage

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Heating Baseboard, Hot Water, Natural Gas

Cooling None

# of Stories 4

Basement None

#### **Exterior**

Exterior Features Courtyard

Lot Description Backs on to Park/Green Space, Views

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 19th, 2025

Days on Market 106

Zoning M-C2

## **Listing Details**

Listing Office RE/MAX First

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