

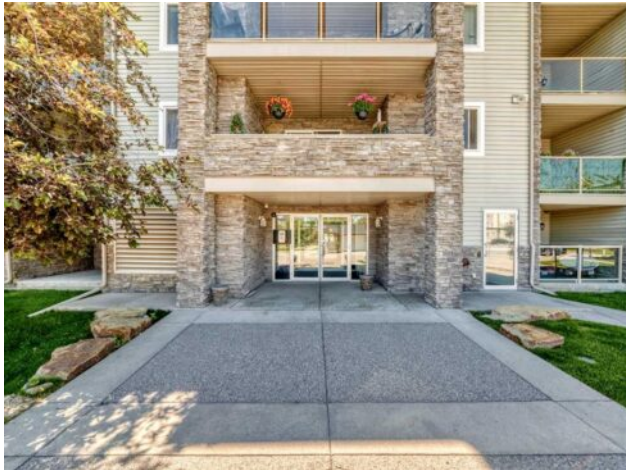


GRASSROOTS
REALTY GROUP

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109, 5500 Somervale Court SW
Calgary, Alberta

MLS # A2324125



\$289,900

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	967 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 773
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C2 d75
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Storage		

Inclusions: na

SPECTACULAR MAIN FLOOR CORNER UNIT with 2 BEDROOMS & 2 FULL BATHROOMS, CORNER FIREPLACE, TITLED UNDERGROUND PARKING, HUGE COVERED BALCONY, LAMINATE FLOORING, OPEN FLOOR PLAN, EXTRA WINDOWS, STAINLESS STEEL APPLIANCES, 2 STORAGE AREAS, IN-SUITE LAUNDRY, TONS OF CABINETRY. CONDO FEES INCLUDE UTILITIES, VERY WALKABLE LOCATION JUST DOWN THE STREET FROM THE LRT STATION, YMCA AND SHAWNESSY SHOPPING. EASY ACCESS TO STONEY TRAIL. Incredible location for this stylish 2 bedroom 2 bathroom corner unit. The sophisticated open floor plan is basked in natural light with gleaming laminate flooring. Show off your culinary prowess in the kitchen featuring stainless steel appliances that beautifully contrast with the crisp white cabinets. Extra windows thanks to the corner location with seemingly endless sunshine to stream into the living room providing an inviting space to gather and unwind. Patio slides to the huge private covered balcony. The floor plan is the perfect layout for privacy with the bedrooms on either side of the unit ideal for roommates, guests or working from home. Retreat at the end of the day to the calming primary bedroom oasis with extra cabinetry & where dual closets lead to your 3-piece ensuite. The spacious second bedroom is adjacent to your 4 pc bathroom. 2 storage areas are included one inside the unit with extra shelving and the other on the balcony to easily store away seasonal items. In-suite laundry and a titled underground parking stall that is large enough to park your car as well as your bicycle, which adds to your comfort and convenience. Condo fees even include all utilities except cable and internet making budgeting a breeze! Located on a quiet street just down from the

LRT Station, the YMCA/Cardel Rec Centre and the infinite amount of amenities, shops, services and restaurants in Shawnessy – 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! Very easy access to Stoney Trail . A MUST SEE !