



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5500 SOMERVALE Court #110, Calgary T2Y 4L9**

MLS®#: **A2183351**

Area: **Somerset**

Listing Date: **12/14/24**

List Price: **\$319,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2003**

Finished Floor Area

Abv Sqft: **966**  
Low Sqft:  
Ttl Sqft: **966**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**7**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Garage Door Opener,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard,Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Courtyard,Lighting,Storage**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Laminate,Linoleum**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Laminate Counters,No Smoking Home,Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	6`6" x 8`8"
Kitchen	Main	9`1" x 11`2"
Storage	Main	4`5" x 6`5"
Bedroom - Primary	Main	11`3" x 14`0"
4pc Ensuite bath	Main	
Storage	Main	2`6" x 4`6"

Room	Level	Dimensions
Dining Room	Main	6`6" x 11`6"
Living Room	Main	12`4" x 14`6"
Laundry	Main	3`0" x 3`0"
Bedroom	Main	9`6" x 10`3"
4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:  
**\$802**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C2**

Legal Desc: **0310648**

Remarks

Pub Rmks: **Spacious Main Level Corner Unit Backing Onto a Large Green Space With SW Views, in a Prime Location! Discover the perfect blend of style, space, and convenience with this impressive corner unit featuring 2 bedrooms, 2 bathrooms, and a massive covered balcony overlooking hillside green space. Walkable location, just steps from the LRT station, YMCA, and Shawnessy shopping district, this condominium offers an unmatched lifestyle. Step inside to an open and thoughtfully designed floor plan, bathed in natural light thanks to extra windows exclusive to the corner unit. Updated laminate flooring flows throughout the main living areas. The kitchen is both functional, showcasing crisp white cabinetry, all appliances, and a breakfast bar perfect for casual dining or entertaining. The dining area exudes elegance, while the spacious living room invites you to relax and unwind. Patio doors lead to the oversized covered balcony, where you can enjoy green space views year-round—whether it's sipping your morning coffee, hosting a barbecue, or simply soaking in the fresh air. This unit's layout ensures privacy with bedrooms positioned on opposite sides, making it ideal for roommates, guests, or a home office setup. The primary suite is a perfect retreat with dual closets leading to a private 4-piece ensuite with jetted tub. The second bedroom is situated near the main 4-piece bathroom for added convenience. Additional features include in-suite laundry, three storage areas (one in the unit and one on the balcony plus one by the main level entrance), and a titled underground parking stall. Condo fees cover all utilities except cable and internet, simplifying your monthly budget. Located in a quiet yet connected neighbourhood, you'll love the proximity to extensive pathways, parks, and outdoor activities. Fish Creek Park, Sikome Lake, Spruce Meadows, and Sirocco Golf Course are all nearby, with easy access to Stoney Trail for quick trips out of the area. This nicely maintained, move-in-ready condo is an incredible opportunity to live in the desirable community of Somerset. Don't miss out, schedule your showing today!**

Inclusions:  
Property Listed By: **Storage cabinet in in-unit storage room.  
RE/MAX First**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







