

**239, 5000 Somervale Court SW
Calgary, Alberta**

MLS # A2306914



\$200,000

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	741 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 563
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-C2 d75
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: n/a

Welcome to #239-5000 Somervale Court SW, Calgary AB, a beautifully updated 2-bedroom condo in the highly sought-after Legacy Estates Somerset, designed for comfortable, connected adult living. This second-floor unit offers approximately 741 sq ft of thoughtfully designed space, featuring a bright, open-concept layout with a spacious living room, dedicated dining area, and a private balcony overlooking peaceful greenspace. The setting is quiet and private, perfect for morning coffee or unwinding at the end of the day. Inside, you'll immediately notice the brand new luxury vinyl plank flooring, fresh paint throughout, and a clean, modern feel that makes this home truly move-in ready. The kitchen has been refreshed with new stainless steel appliances, ample cabinetry, and a functional layout ideal for everyday living. This unit includes 2 well-sized bedrooms, a full 4-piece bathroom with a large vanity, and the convenience of in-suite stacked laundry. Whether you're downsizing or simply looking for a low-maintenance lifestyle, this home delivers comfort, practicality, and value. Condo fees of \$562/month include heat, electricity, insurance, professional management, reserve fund contributions, snow removal, and more, giving you predictable, stress-free living. Legacy Estates Somerset is known for its vibrant 55+ community lifestyle, offering residents access to: Social and recreation rooms, Fitness equipment, Library and media spaces, and Guest suites for visiting family. Located in the heart of Somerset, you're just steps from shopping, grocery stores, restaurants, banks, transit, and the LRT, making this one of the most convenient locations in Southwest Calgary. If you're searching for a move-in ready 55+ condo in Calgary with strong value, community, and walkability, this is the one.