

412, 5000 Somervale Court SW
Calgary, Alberta

MLS # A2314389



\$240,000

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	750 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:	\$ 590
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2 d75
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: none

Welcome to Unit 412 at Legacy Estates Somerset — a beautifully upgraded top-floor suite in one of the area's most sought-after 55+ adult living communities. This bright and inviting 750 sq. ft. two-bedroom, one-bathroom home (Chelsea Model) offers fabulous southeast views overlooking the tranquil pond, inner courtyard, and beautiful mature tree line, creating a peaceful setting to enjoy every season. Inside, the suite showcases exceptional upgrades throughout, including durable modern vinyl plank flooring (2023), contemporary neutral paint colours, and four stainless steel appliances (2021) that complement the functional kitchen space perfectly. These exceptional appliances include the STILL practically NEW Samsung oven featuring a built in Air Fryer. The dishwasher has NEVER been used yet. The thoughtfully designed layout offers both comfort and practicality, while the covered balcony provides the ideal place to relax with your morning coffee or unwind at the end of the day while taking in the serene surroundings. A move in ready unit awaits you. Need storage? Then you will appreciate the separate storage unit in the parkade. Residents of Legacy Estates Somerset enjoy an exceptional lifestyle with outstanding amenities located on the beautifully updated main floor, which has recently undergone a cosmetic transformation featuring a newer, modern, and welcoming design. The amenities level includes a recreation area with a pool table, dart board, ping-pong and spaces for card games and social gatherings. There is also a fitness area with upgraded equipment, the media room , a well-stocked library and a spacious social room that regularly hosts birthday celebrations, holiday events and community functions. Treat yourself to manicures, pedicures & hair care... offered onsite. Professionally managed and exceptionally maintained, this

well-established complex offers tremendous value with condo fees that include heat, electricity, water, and sewer — helping make budgeting simple and stress-free. The location is exceptional when it comes to proximity to grocery shopping, area restaurants, cafes, clinics, pharmacy's & so much more. An exceptional opportunity to enjoy comfortable, carefree adult living in a vibrant and welcoming community. Need parking?