

105, 5000 Somervale Court SW
Calgary, Alberta

MLS # A2322942



\$249,900

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	748 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Other, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 604
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2 d75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance, Soaking Tub		

Inclusions: NONE

Welcome to Legacy Estates in Somerset. This is a rare opportunity to own real estate in a highly sought-after 55+ adult complex. You'll love the easy access to your condo. You can park in the secure underground parking, or you can park out front of your condo and easily carry your groceries in. Friends and family can easily join you on your patio. This 2-bedroom condo is in immaculate condition, and you'll notice the newer flooring and newer paint immediately. The floor plan is very thoughtful, with a storage area right at the door, and then it opens into the open floor plan. The kitchen has all Stainless Steel appliances, including a double-door refrigerator with water and ice features bought in 2025, as well as a new dishwasher. The stove has a double oven for those who love to bake and a microwave hood fan for easy convenience. There's a pantry beside the kitchen. The two bedrooms are both a nice size. In-suite laundry for convenience, and the extra-large bathroom was designed for ease of movement with a double-size walk-in shower with a large seated area. This unit also includes a titled underground parking stall for added security and comfort as well as a large 6 x 6 storage locker. Most condos in this building do not have either of those. An on-site administrator provides an added layer of support, giving peace of mind that this is a safe, secure, and well-managed building. Legacy Estates is known for its vibrant, active lifestyle and exceptional amenities, including a games room, craft room, library, media room, gym/exercise room, and an open and spacious dining and coffee area with a warm and relaxing stone fireplace. Condo fees include heat, water, electricity, and sewer. With plenty of social activities and a strong sense of community, Legacy Estates in Somerset is more than just a home; it's a lifestyle. With the LRT, shopping, restaurants, the library, and the YMCA with

its swimming pool all close by, you'll find everything you need within easy reach.