



**GRASSROOTS**  
REALTY GROUP

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**203, 5000 Somervale Court SW  
Calgary, Alberta**

**MLS # A2237633**



**\$225,000**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	523 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 426
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** n/a

Charming 1-Bedroom Condo in Legacy Estates Somerset &ndash; A Perfect Fit for the Active 55+ Lifestyle. Welcome to this sought-after adult (55+) living complex where lifestyle, community, and comfort come together. This very attractive 523 ft<sup>2</sup>; one-bedroom condo is the perfect opportunity for someone looking to simplify their living space without compromising on vibrancy and connection. Situated on the second floor, this suite offers a northeast-facing balcony where you can enjoy your morning coffee with gentle sunlight and a peaceful outlook. The interior boasts low-maintenance, modern vinyl plank flooring throughout, giving it a clean, contemporary feel. This cosy kitchen has nice counterspace area, upgraded backsplash & 4 appliances. Your primary bedroom is spacious and bright. Located conveniently next to a stairwell for easy access, this unit also comes with titled underground parking &ndash; a real bonus in any season. One of the key highlights of this residence is the value &ndash; your condo fees include both heat and electricity, helping you manage your monthly budget with ease. Ideal for downsizers, snowbirds, or anyone looking for a smaller footprint, this unit is as practical as it is charming. Legacy Estates Somerset is renowned for its vibrant and social atmosphere. Enjoy access to a long list of amenities including a well-equipped recreation room with pool table, shuffleboard, darts, table tennis, and more. There's also a cozy library, a media room, and an in-house hair salon that offers manicures and pedicures for that little extra pampering. This is not just a place to live &ndash; it's a place to connect. Residents regularly gather for holiday events, monthly birthday celebrations, coffee chats, and the much-loved Wine Wednesdays. You'll instantly feel part of a warm, welcoming community where friendships flourish and every

day offers something new to enjoy. Whether you're ready to downsize or simply seeking a maintenance-free lifestyle in a lively adult community, this condo is a perfect match. With its combination of comfort, affordability, and connection, this is your chance to make Legacy Estates Somerset your new home. Make it yours today!