



GRASSROOTS
REALTY GROUP

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

MLS # A2237633



\$215,000

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

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

Inclusions:	n/a
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***** New price ***** Charming 1-Bedroom Condo in Legacy Estates Somerset – 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 ft²; 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 in the secure parkade – a real bonus in any season. Titled parking ownership is GOLD in this complex. One of the key highlights of this residence is the value – 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 – 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!