



GRASSROOTS
REALTY GROUP

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**208, 5000 Somervale Court SW
Calgary, Alberta**

MLS # A2238328

\$259,900

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	869 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		



Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 655
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 d75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions:	None
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Welcome to Legacy Estates in Somerset—a highly desirable 55+ adult living community known for its friendly atmosphere and exceptional amenities. This beautifully renovated 2-bedroom unit is move-in ready and designed for comfort, convenience, and style. The updated kitchen features elegant quartz countertops and sleek stainless steel appliances, perfect for daily cooking or entertaining guests. Rare for the building, this unit offers air conditioning in both bedrooms and the living room, ensuring year-round comfort. You’ll also enjoy the convenience of in-suite laundry and a spacious in-suite storage area. All utilities, including electricity, are included in the condo fees, offering peace of mind and easy budgeting. Legacy Estates offers a wide range of on-site amenities such as a dining hall, games room with pool table, shuffleboard, table tennis and gym equipment, a movie theatre, craft room, library, and a sunny outdoor patio with a BBQ area. The community regularly hosts events and holiday celebrations, creating a warm and social environment for residents. Ideally located just steps from the Somerset LRT station, Shawnessy Library, YMCA, and shopping, this location makes getting around simple and convenient. Underground parking is available upon request; the current owners rent a stall for just \$60/month. The south-facing patio fills the unit with natural light—perfect for morning coffee or relaxing afternoons. Don’t miss your chance to enjoy a maintenance-free lifestyle in a welcoming, well-managed community.