



GRASSROOTS
REALTY GROUP

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**313, 5000 Somervale Court SW
Calgary, Alberta**

MLS # A2259727



\$235,000

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	731 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 598
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Pantry, Recreation Facilities, Vinyl Windows		

Inclusions: 12000 BTU Danby Portable A/C

Welcome to Legacy Estates in Somerset. This is a rare opportunity to own real estate in a highly sought-after 55+ adult complex. We have a well-maintained 3rd-floor unit showcasing pride of ownership throughout, offering two spacious bedrooms, a central living room, a bright and functional kitchen with a full appliance package, and a large walk-in pantry with built-in shelving. Some other features included with your condo are a portable A/C unit as well as ceiling fans in both of the bedrooms. The unit features an extra-large double size bathroom with sliding door covering the shower and in-suite laundry with washer and dryer that add to the convenience of the unit. Enjoy your morning coffee or evening relaxation on your private balcony. This unit also includes a titled underground parking stall for added security and comfort. 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 a welcoming dining and coffee area with a cozy stone fireplace. Condo fees conveniently 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. Don't miss your chance to be part of this exceptional community!