



GRASSROOTS
REALTY GROUP

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**434, 5000 Somervale Court SW
Calgary, Alberta**

MLS # A2264555



\$250,000

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	845 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 688
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2 d75
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: none

(OPEN HOUSE Sunday Oct 19th 1 to 3:30 pm) Welcome to Legacy Estates Somerset, one of Calgary's most welcoming and well-appointed 55+ adult living communities — and home to this exceptional 845 sq. ft. two-bedroom top-floor condo. Whether you're downsizing or ready for a lifestyle that blends independence with connection, this unit offers comfort, functionality, and a true sense of community. Located on the top floor, this thoughtfully designed suite features laminate flooring throughout for ease of maintenance and a clean, modern look. The open-concept living and dining area flows effortlessly into the kitchen, which includes a pantry for added storage and a few upgraded appliances that add both style and peace of mind. Both bedrooms are well-sized and ideal for hosting guests, setting up a home office, or enjoying a comfortable primary suite. The unit also includes a dedicated in-suite storage room, giving you that extra space for seasonal items or hobby supplies. What truly makes this condo stand out is the largest balcony in the entire complex, with a northeast exposure — perfect for enjoying soft morning sun and cooler afternoons. It's an ideal place to sip your coffee, tend to container plants, or simply unwind with a good book and a gentle breeze. Condo fees include both heat and electricity, offering simplicity and value in your monthly budget. The unit also comes with a TITLED, UNDERGROUND PARKING STALL, in the secure parkade — a real bonus for winter months and year-round convenience. Titled parking stalls in this complex are GOLD. Legacy Estates Somerset was designed specifically for adults 55+, and it shows in the exceptional amenities that include a recreation room where residents gather for games, activities, and socializing. Quiet media room for movie nights or presentations. A

well-stocked library for quiet moments with your favorite book. Fitness area to stay active at your own pace. Guest suites available for visitors. Ample visitor parking for friends and family. What makes this community truly special is its vibrant social calendar, with regular events including holiday celebrations, monthly birthday parties, and community gatherings that create a real sense of belonging.