



GRASSROOTS
REALTY GROUP

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208, 5000 Somervale Court SW
Calgary, Alberta

MLS # A2195848



\$299,900

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	855 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Unassigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 675
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: n/a

Welcome to Legacy Estates, the highly sought-after 55+ adult living community in Somerset! This extensively renovated 2-bedroom unit is move-in ready and offers both style and convenience. The modern kitchen boasts quartz countertops, newer stainless steel appliances, making it a pleasure to cook and entertain. One of the few units with air conditioning in both bedrooms and the living area, ensuring year-round comfort. Enjoy the spacious in-suite storage & the convenience of in-suite laundry. Best of all, all utilities—including electricity—are included in the condo fee! This vibrant community offers an array of amenities, including a dining hall, games room with pool table, shuffleboard, table tennis & gym equipment, a movie room, craft room & library and an outdoor patio with BBQ area. There are also weekly events & holiday functions for residents. Located just steps from the LRT, public library, recreation center, and shopping, this prime location makes getting around easy and convenient. Underground parking is available upon request, with the current owners renting a stall for just \$60/month. With a south-facing patio, this unit is bathed in natural light—perfect for enjoying your morning coffee! Don't miss this opportunity to join a truly welcoming community. Sorry, no pets allowed.