

# \$299,900 - 208, 5000 Somervale Court Sw, Calgary

MLS® #A2195848

**\$299,900**

2 Bedroom, 1.00 Bathroom, 855 sqft

Residential on 0.00 Acres

Somerset, Calgary, Alberta

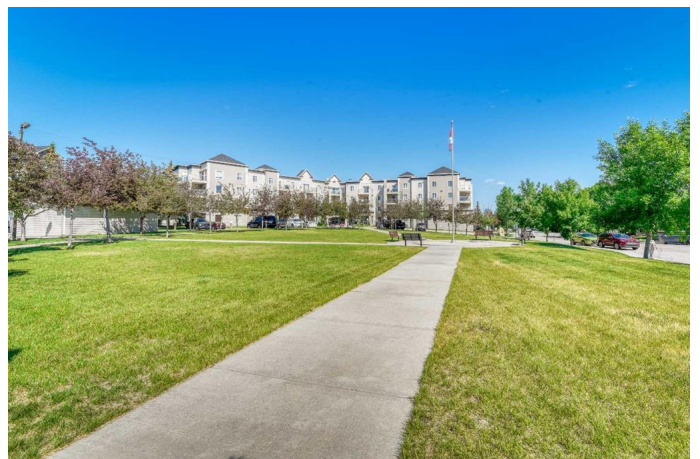
Welcome to Legacy Estates, the highly sought-after 55+ adult living community in Somerset! This extensively renovated 2-bedroom unit is move-in ready and offers both style and convenience. The modern kitchen boasts quartz countertops, newer stainless steel appliances, making it a pleasure to cook and 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.



Built in 2003

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2195848      |
| Price          | \$299,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 855           |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 208, 5000 Somervale Court Sw |
| Subdivision | Somerset                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Y 4M3                      |

## Amenities

|                |                                                                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Clubhouse, Elevator(s), Fitness Center, Gazebo, Guest Suite, Party Room, Recreation Facilities, Recreation Room, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                                                                                      |
| Parking        | Unassigned, Underground                                                                                                                                                |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                              |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Dryer, Microwave Hood Fan, Washer |
| Heating           | Baseboard                                                                   |
| Cooling           | Central Air                                                                 |
| # of Stories      | 4                                                                           |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Construction      | Wood Frame, Vinyl Siding |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Days on Market | 79                  |
| Zoning         | M-C2                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | RE/MAX Key |
|----------------|------------|

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