

# \$285,900 - 334, 5000 Somervale Court Sw, Calgary

MLS® #A2178551

**\$285,900**

2 Bedroom, 1.00 Bathroom, 845 sqft

Residential on 0.00 Acres

Somerset, Calgary, Alberta

Welcome to this lovely, 2 bedroom condo in the 55+ age restricted complex of LEGACY ESTATES SOMERSET. Enjoy all the amenities this complex offers, that all other complexes on the street do not. 55+ adult complexes cater to a senior lifestyle. Very competitively priced for everything it has to offer. This "Kensington" style floor plan offers a generous 844 sq ft size, with 2 bedrooms separated from the living room area, just down the hallway. Your 3 piece bath has a convenient walk in, 2 seater shower, which is easy to enter and step out of. Besides the storage room in the parkade, you also have a storage room in your suite. A handy, dry pantry room right next to your bright kitchen that boasts 4 appliances, (less then 2 years old) including an Over the Range Microwave. TITLED Underground parking included with this unit. Enjoy one of the largest balconies in the building, with it's tranquil NE view of the pond, courtyard and tree line. If you cherish your time bbqing on relaxing on your balcony.. this is one of the biggest in the complex. 2 elevators & wide hallways in this complex as well. Condo fees INCLUDE your Heat & Electricity. ( which, these days is a big bonus ) Join the gang for games of pool, darts, shuffleboard, table tennis, card games, bingos and movie nights to name but a few activities. Relax in the library with a coffee & good book. Schedule a new hair styling appointment , manicure or pedicure at the "in house" Salon. Keep in shape in the main floor fitness area.



Guests are welcome to book the Guest room for visits. This complex does NOT ALLOW any pets. Shopping, restaurants, clinics, cafes and more, are mere minutes away. This complex also makes for a great investment property. Easy to rent. You will love this complex with everything it has to offer. Make it yours...

Built in 2003

### **Essential Information**

MLS® #	A2178551
Price	\$285,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	845
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	334, 5000 Somervale Court Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4M1

### **Amenities**

Amenities	Elevator(s), Snow Removal, Trash, Visitor Parking, Coin Laundry, Fitness Center, Gazebo, Guest Suite, Laundry, Park, Party Room, Recreation Room, Storage
Parking Spaces	1
Parking	Titled, Underground, Parkade

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Courtyard, Balcony
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	November 11th, 2024
Days on Market	157
Zoning	M-C2

## Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.