

5000 SOMERVALE Court #401, Calgary T2Y 4M1

MLS®#: **A2175501** Area: **Somerset** Listing **10/25/24** List Price: **\$305,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 14-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2003**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **904**
 Low Sqft:
 Ttl Sqft: **904**

DOM
28
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Barbecue,Courtyard,Garden**
 Construction: **Stone,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer**
 Int Feat: **Ceiling Fan(s),No Animal Home,Open Floorplan,Recreation Facilities,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`10" x 10`5"	Dining Room	Main	8`8" x 7`7"
Kitchen	Main	9`11" x 9`2"	Bedroom - Primary	Main	10`11" x 10`1"
3pc Ensuite bath	Main	9`10" x 5`2"	Walk-In Closet	Main	6`1" x 4`5"
Bedroom	Main	12`3" x 9`6"	4pc Bathroom	Main	8`4" x 6`0"
Balcony	Main	9`4" x 5`8"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$705

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 0312933

Remarks

Pub Rmks: **Beautiful light drenched corner unit in the Sought after 55+ community of Legacy Estates! These Britannia floor plan units don't come up often, so don't delay! This exceptional two-bedroom, 2 bathroom condo offers everything you need for comfortable living, complete with a titled underground parking stall and a separate storage locker. This corner unit means extra windows making for a bright living room with access to a balcony overlooking green space, perfect for your quiet morning coffee. The kitchen offers ample cabinetry and counter space and a large window above the sink offering plenty of natural light. Enjoy the convenience of in suite laundry and 2 full bathrooms, one with a walk in shower, the other with a tub so you don't have to give up your bubbly baths. The condo fees are all inclusive of heat, electricity, water, and sewer, so you can enjoy affordable, worry-free living. This vibrant community offers an array of amenities, including a dining room, library, craft room, media room, outdoor patio and BBQ area, along with a gym and games room complete with pool table and table tennis. There are plenty of organized social activities here for residents, and on site management available when you need them. Conveniently located close to the LRT, library, recreation center, and major shopping, this condo combines comfort, convenience, and community living in one perfect package!**

Inclusions: AC
Property Listed By: CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









