

5000 SOMERVALE Court #334, Calgary T2Y 4M1

MLS®#: **A2178551** Area: **Somerset** Listing Date: **11/11/24** List Price: **\$295,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2003**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
 Abv Sqft: **844**
 Low Sqft:
 Ttl Sqft: **844**

Parkade,Titled,Underground

DOM

22
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Courtyard**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garburator,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Pantry,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	8`11" x 9`6"	Bedroom - Primary	Main	12`2" x 9`9"
Kitchen	Main	6`6" x 8`7"	Dining Room	Main	12`4" x 6`11"
Living Room	Main	12`4" x 10`10"	Storage	Main	7`6" x 4`8"
Pantry	Main	2`3" x 4`1"	3pc Bathroom	Main	8`11" x 9`6"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$696

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 0312933

Remarks

Pub Rmks: **Welcome to this lovely 3rd floor, 2 bedroom condo in the 55+ age restricted complex of LEGACY ESTATES SOMERSET. 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. Enjoy one of the largest balconies in the building, with it's tranquil NE view of the pond, courtyard and tree line. Park in warmth & security with a titled, underground stall. 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. You will love this complex with everything it has to offer. Make it yours...**

Inclusions:

none

Property Listed By:

TREC The Real Estate Company

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











