



THE
A-TEAM

**RE/MAX
FIRST**

5000 SOMERVALE Court #334, Calgary T2Y 4M1

MLS®#: **A2178551**

Area: **Somerset**

Listing Date: **11/11/24**

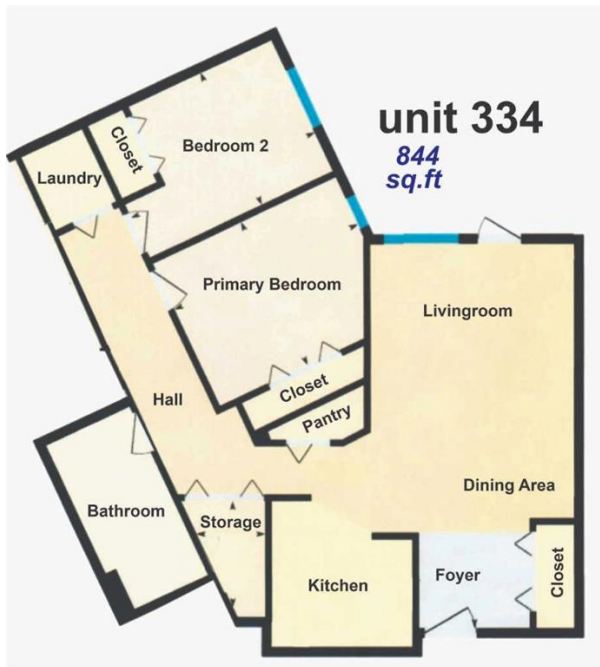
List Price: **\$294,500**

Status: **Active**

County: **Calgary**

Change: **-\$500, 08-Dec**

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: **844**
Low Sqft:
Ttl Sqft: **844**

DOM

71

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Titled,Underground

Utilities and Features

Roof:

Baseboard

Heating:

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: \$696	Title: Fee Simple Fee Freq: Monthly	Zoning: M-C2
Legal Desc:	0312933	

Remarks

Pub Rmks: **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. 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. 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. 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...**

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











