



THE
A-TEAM

**RE/MAX
FIRST**

5000 SOMERVALE Court #115, Calgary T2Y 4M1

MLS®#: **A2179117**

Area: **Somerset**

Listing Date: **11/14/24**

List Price: **\$265,000**

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:

Finished Floor Area

Abv Sqft: **745**
Low Sqft:
Ttl Sqft: **745**

DOM

7

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,Underground**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **Courtyard**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**

Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,Pantry**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`9" x 11`1"	Dining Room	Main	8`0" x 6`1"
Kitchen	Main	11`3" x 8`10"	Pantry	Main	5`8" x 3`0"
Bedroom	Main	10`6" x 8`8"	Bedroom - Primary	Main	12`2" x 9`4"
Entrance	Main	5`0" x 4`11"	4pc Bathroom	Main	9`5" x 9`4"

Legal/Tax/Financial

Condo Fee:

\$575

Title:

Fee Simple

Zoning:

M-C2

Legal Desc:	0312933	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Welcome to Legacy Estates Somerset & this spacious "main floor" unit. Legacy Estates is an 55+ Adult age restricted building with fabulous in house amenities. Located just down the hall from the front foyer, unit 115 offers 2 bedrooms, generous sized living room, bright kitchen with some upgraded appliances. Convenient pantry, in suite laundry pair & large bathroom. Enjoy the ground level patio area when weather permits. Your condo fees include "Heat & Electricity". Titled underground parking stall #74 is very close to the elevators. Why not own in a complex that offers in house amenities, like a recreation / games room that boasts a billiards table, shuffleboard, table tennis & darts. Stay active year round in the equipped fitness area. Family gathering can be enjoyed in the media/party room. A fully stocked library with wifi access and a cosy gas fireplace. Bingo nights are enjoyed by many, as are the holiday functions in the large dining area. An on site Salon offers hair styling, manicures & pedicures. Guests coming to visit? Book the guest suite for their comfort. Shopping centres are very close by, as well as restaurants, medical clinics, cafes & much much more. If you have mobility issues, you will appreciate this main floor units location. Hallways are wide and bright. Make this lovely suite yours.</p>		
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











Social Events - November	
Monthly Events	Information
Coffee Club	2-4 pm - Daily*
Exercise for all	Monday, Wednesday Friday 10 am in Games room
Sing-a-Long	Tuesdays 1:00 to 2:00 pm*
Meet and Greet	4:00 pm to 6:00 pm, * BYOB
Wednesdays Birthday "Bash"	2:00 to 4 pm* Wednesday, November 13
Bingo	7:00 pm, Thursdays* November 21, Dauber Bingo
Arts and Crafts	Tuesday and Wednesday 1:00 to 4:00 pm
2nd floor craft room	6:30 in the Media room
Sunday night movies	This service will end when the current supplies run out.
COLD DRINKS	
New Events	
Remembrance Service	November 11, 10:30 am*
Safe & Bazaar	November 23 -10:00 am to 3:00 pm*
* In the dining room/great room	
the 5000 Social Club	



