



THE
A-TEAM

**RE/MAX
FIRST**

5000 SOMERVALE Court #212, Calgary T2Y4M1

MLS® #: **A2181661** Area: **Somerset** Listing Date: **12/06/24** List Price: **\$275,000**
 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: **752**
 Low Sqft:
 Ttl Sqft: **752**

DOM

15
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **None**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Courtyard,Storage**

Construction: **Vinyl Siding**
 Flooring: **Vinyl,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Chandelier,Crown Molding,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recreation Facilities,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	4`10" x 5`0"	Kitchen	Main	11`2" x 8`9"
Pantry	Main	5`7" x 3`0"	Dining Room	Main	8`7" x 11`2"
Living Room	Main	11`9" x 11`1"	Balcony	Main	5`6" x 9`4"
Laundry	Main	2`8" x 3`1"	Bedroom - Primary	Main	12`0" x 9`4"
Bedroom	Main	12`0" x 8`7"	4pc Bathroom	Main	9`4" x 9`3"

Legal/Tax/Financial

Condo Fee: **\$573** Title: **Fee Simple** Zoning: **M-C2 d75**
 Fee Freq:

Monthly

Legal Desc: **0312933**

Remarks

Pub Rmks: **Welcome to +55 living at its finest. Located in the highly sought-after Legacy Estates complex in Somerset. Catered to Senior Living with all utilities conveniently covered in the condo fee! This is one of the NICEST units in the complex with beautiful sunny South-Facing Windows and stunning views of the courtyard/green space from the Living Room and Bedrooms. Relax and sit back in this TURNKEY, freshly renovated unit from Top-to-Bottom with numerous upgrades. Enjoy the Open Concept floor plan with brand new Luxury Vinyl Plank Flooring throughout, freshly painted in modern color tones, the updated L-shaped Kitchen with Quartz Countertops, new Hardware, and brand new Refrigerator (with warranty), and a spacious walk-in pantry to complete the Kitchen. Loads of natural light beams through this spacious unit, along with brand new LED (adjustable) Lighting in every room, a modern Chandelier, and 2 sizable double Primary Bedrooms with ample closet space. The 4pc Bath has been refreshed with an updated Vanity and new modern Lighting. This unit also comes with additional secured Storage. Join a vibrant community at Legacy Estates with festive holiday functions and welcoming weekly events with the residents. There are ample amenities such as the Dining Hall, Games Room, Exercise Room, Library, and Entertainment Room. Book your showing today!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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







