



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5000 SOMERVALE Court #401, Calgary T2Y 4M1**

MLS®#: **A2184240**

Area: **Somerset**

Listing Date: **12/20/24**

List Price: **\$295,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 23-Mar**

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: **Parkade,Underground**

Finished Floor Area

Abv Sqft: **904**

Low Sqft:

Ttl Sqft: **904**

DOM

**109**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard**

Sewer:  
Ext Feat: **Balcony,Barbecue,Courtyard,Garden**

Construction:  
**Stone,Vinyl Siding**

Flooring:  
**Carpet,Laminate,Tile**

Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer**  
Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,Open Floorplan,Recreation Facilities,Walk-In Closet(s)**  
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:  
**\$729**

Title:  
**Fee Simple**

Zoning:  
**M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **0312933**

Remarks

Pub Rmks: **NO CONDO FEES for 6months-ask your agent today for details! Beautiful light drenched corner unit in the Sought after 55+ community of Legacy Estates! The Britannia floor plan is a favourite with extra windows, two bedrooms and 2 full bathrooms, one with a tub, the other with a walk in shower. Everything you need for comfortable living is here, including a titled underground parking stall and a separate storage locker. You have an extra large living/dining room with access to a balcony overlooking the tranquil courtyard, perfect for relaxation. The kitchen has ample cabinetry and counter space and a large window above the sink offering plenty of natural light. Convenient in suite laundry is just one more check mark! 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. Don't miss the schedule posted in the elevators. Conveniently located close to the LRT, library, recreation center, and major shopping, this condo combines comfort, convenience, and community living in one perfect package! Sorry, no pets allowed.**

Inclusions:  
Property Listed By: **AC  
CIR Realty**

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









