



THE
A-TEAM

**RE/MAX
FIRST**

5000 SOMERVALE Court #114, Calgary T2Y 4M1

MLS® #: **A2184568**

Area: **Somerset**

Listing Date: **12/31/24**

List Price: **\$234,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **760**
Low Sqft:
Ttl Sqft: **760**

DOM

22
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Unassigned, Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat:
Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`7" x 9`6"	Bedroom	Main	12`3" x 9`6"
Bedroom	Main	12`3" x 8`10"	Kitchen	Main	11`7" x 8`11"
Living Room	Main	21`2" x 16`6"			

Legal/Tax/Financial

Condo Fee:
\$565

Title:
Fee Simple

Zoning:
M-C2

Fee Freq:
Monthly

Legal Desc: **0312933**

Remarks

Pub Rmks: **55+ community of Legacy Estates! Perfectly designed for easy living, this bright and spacious unit offers a practical layout with the convenience of in-suite laundry and an assigned parking space. Enjoy a comfortable, low-maintenance lifestyle with everything you need right at your doorstep, making it the perfect place to call home. Step outside and find yourself just minutes from Southpoint Plaza, Walmart, and a variety of parks, shopping options, and dining establishments. Whether you're running errands or enjoying a leisurely stroll, everything you need is within close reach. For those who rely on public transit, the Somerset-Bridlewood LRT Station is only 3 minutes away, offering quick and easy access to the rest of the city, making commuting a breeze. The building itself offers fantastic communal amenities designed to enhance your lifestyle, including a welcoming games room, a cozy library with a fireplace perfect for quiet reading, and a patio with a BBQ area where you can unwind and socialize with neighbors. Whether you're looking to relax or entertain, these amenities provide an added layer of convenience and enjoyment. This is an ideal home for those seeking a peaceful, well-connected community with easy access to all the essentials. Don't miss the chance to make this charming condo your new home and experience the comfort and convenience of Legacy Estates.**

Inclusions:
Property Listed By: **NA
eXp Realty**

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







