



THE
A-TEAM

**RE/MAX
FIRST**

5000 SOMERVALE Court #208, Calgary T2Y 4M3

MLS® #: **A2195848**

Area: **Somerset**

Listing Date: **02/20/25**

List Price: **\$299,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **855**

Low Sqft:

Ttl Sqft: **855**

DOM

44

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **Apartment-Low-Rise
(1-4)**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Unassigned, Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Ceiling Fan(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	18`4" x 34`5"	Bedroom	Main	40`2" x 31`2"
Kitchen	Main	28`2" x 29`6"	Living Room	Main	51`5" x 57`8"
Bedroom - Primary	Main	40`2" x 31`2"			

Legal/Tax/Financial

Condo Fee:
\$675

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C2**

Monthly

Legal Desc: 0312933

Remarks

Pub Rmks: **Welcome to Legacy Estates, the highly sought-after 55+ adult living community in Somerset! This extensively renovated 2-bedroom unit is move-in ready and offers both style and convenience. The modern kitchen boasts quartz countertops, newer stainless steel appliances, making it a pleasure to cook and entertain. One of the few units with air conditioning in both bedrooms and the living area, ensuring year-round comfort. Enjoy the spacious in-suite storage & the convenience of in-suite laundry. Best of all, all utilities—including electricity—are included in the condo fee! This vibrant community offers an array of amenities, including a dining hall, games room with pool table, shuffleboard, table tennis & gym equipment, a movie room, craft room & library and an outdoor patio with BBQ area. There are also weekly events & holiday functions for residents. Located just steps from the LRT, public library, recreation center, and shopping, this prime location makes getting around easy and convenient. Underground parking is available upon request, with the current owners renting a stall for just \$60/month. With a south-facing patio, this unit is bathed in natural light—perfect for enjoying your morning coffee! Don't miss this opportunity to join a truly welcoming community. Sorry, no pets allowed.**

Inclusions: n/a
Property Listed By: RE/MAX Key

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







