

**136, 5000 Somervale Court SW
Calgary, Alberta****MLS # A2276579****\$225,000**

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	743 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 625
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2 d75
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

Legacy Estates Somerset is the perfect 55+ community with the lifestyle you've been looking for. Discover a well kept home with 2 bedrooms, spacious kitchen with pantry plus an open concept floorplan allowing plenty of natural light. Find a convenient large bathroom space with easy to enter shower. In-Suite laundry is also a must have on your checklist and you will have that here. What makes this main floor home unique is its perfect location - your patio overlooks the large and serene courtyard. The best place to enjoy morning coffee with the sun overhead. Condo fees include heat and electricity making it easy for your montly budget. Legacy Estates is a real community with several amazing spaces to enjoy including a Recreation Room, Media Room, Library, Fitness area and more, all there to create memories with friends. As well as multiple options of activities to keep your social calendar full! This complex is located near Stoney and McLeod Trails and also a short walk to the LRT station taking you quickly to Fish Creek Park, Southcentre Mall or Downtown without the hassle of driving and parking. Also close to a major shopping area anchored by Wal-Mart as well as the Shawnessy YMCA (with pool) and Library. So convenient, you may only have to gas up your car every few months. Just move in and enjoy!