

**112, 5000 Somervale Court SW  
Calgary, Alberta**
**MLS # A2280852**


# \$230,000

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	748 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	None, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 571

**Basement:** -

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** M-C2 d75

**Foundation:** -

**Utilities:** -

**Features:** No Animal Home, No Smoking Home, Open Floorplan

**Inclusions:** One Key & Fob

Legacy Estates Somerset was designed specifically for adults 55+, and it shows in the exceptional amenities that include a recreation room where residents gather for games, activities, and socializing. Quiet media room for movie nights or presentations. A well-stocked library for quiet moments with your favorite book. Fitness area to stay active at your own pace. Guest suites available for visitors. Ample visitor parking for friends and family. What makes this community truly special is its vibrant social calendar, with regular events including holiday celebrations, monthly birthday parties, and community gatherings that create a real sense of belonging. This complex is walking distance from shopping, restaurants, coffee shops, the YMCA, the LRT and many other public amenities. It's time to treat yourself to a lifestyle of activities and conveniences, all under 1 roof. This particular unit available for immediate possession, is a spacious 2 bedroom, main floor unit, looking out onto the south east courtyard. In "move in" condition, this condo is clean and bright. Your bath has a convenient walk in shower. There are 2 nice sized bedrooms. (The Condo fees INCLUDE Heat and Electricity) and close to all the shopping that matters.