

**212, 5000 somervale Court SW  
Calgary, Alberta**

**MLS # A2196956**



**\$263,900**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	752 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 573
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-C2 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Crown Molding, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Storage		
<b>Inclusions:</b>	N/A		

Welcome to +55 living at its finest. Located in the highly sought-after Legacy Estates complex in Somerset. Catered to Senior Living with all utilities conveniently covered in the condo fee! This is one of the NICEST units in the complex with beautiful sunny South-Facing Windows and stunning views of the courtyard/green space from the Living Room and Bedrooms. Relax and sit back in this TURNKEY, freshly renovated unit from Top-to-Bottom with numerous upgrades. Enjoy the Open Concept floor plan with brand new Luxury Vinyl Plank Flooring throughout, freshly painted in modern color tones, the updated L-shaped Kitchen with Quartz Countertops, new Hardware, and brand new Refrigerator (with warranty), and a spacious walk-in pantry to complete the Kitchen. Loads of natural light beams through this spacious unit, along with brand new LED (adjustable) Lighting in every room, a modern Chandelier, and 2 sizable double Primary Bedrooms with ample closet space. The 4pc Bath has been refreshed with an updated Vanity and new modern Lighting. This unit also comes with additional secured Storage. Join a vibrant community at Legacy Estates with festive holiday functions and welcoming weekly events with the residents. There are ample amenities such as the Dining Hall, Games Room, Exercise Room, Library, and Entertainment Room. Book your showing today!