

# \$349,000 - 224, 5000 Somervale Court Sw, Calgary

MLS® #A2214770

**\$349,000**

2 Bedroom, 2.00 Bathroom, 1,047 sqft

Residential on 0.00 Acres

Somerset, Calgary, Alberta

Welcome to Legacy Estates Somerset, one of Calgary's most sought-after 55+ adult living communities where comfort, convenience, and community come together.

This fabulous Ashford model two-bedroom, two-bathroom unit is a rare gem, offering 1,047 square feet of bright, open-concept living space. The second largest floor plan in the complex. Located on the second floor, it features maintenance-free laminate flooring throughout most of the unit, a spacious kitchen with convenient pull-out drawers in select lower cabinets, and a brand-new refrigerator installed on April 24. (not the one in photos) Both bedrooms are generously sized, optimal for a king sized bed, with the primary bedroom offering a walk-through closet and a private three-piece ensuite with a walk-in shower. The suite has a fresh coat of paint. Another unique feature that truly sets this unit apart is the titled underground parking stall that includes a private 8' x 8' storage room, directly in front of the parking stall & conveniently located just steps from the elevator. Condo fees cover heat and electricity, adding to the value and peace of mind.

Legacy Estates Somerset isn't just a place to live it's a lifestyle. Residents enjoy an array of amenities rarely found in other adult communities: a 24/7 games room, billiards area, fitness room, media room, library, and a large communal dining room. There's also a crafts room and an on-site hair salon offering



manicures and pedicures. If you're looking to downsize without compromising on comfort or community, this is the home for you. Vacant for your quick possession.

Built in 2003

### Essential Information

MLS® #	A2214770
Price	\$349,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,047
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	224, 5000 Somervale Court Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2y4m1

### Amenities

Amenities	Elevator(s), Fitness Center, Laundry, Park, Party Room, Recreation Room, Snow Removal, Trash, Visitor Parking, Guest Suite
Parking Spaces	1
Parking	Parkade, Titled, Underground

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Animal Home, Storage, Vinyl Windows, Walk-In Closet(s)
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Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony, Courtyard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	April 24th, 2025
Days on Market	6
Zoning	M-C2

## Listing Details

Listing Office	TREC The Real Estate Company
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