



# 5000 Somervale Court Calgary Alberta

\$250,000

Top-Floor Gem in the sought after 55+ community of Legacy Estates! This exceptional two-bedroom condo offers everything you need for comfortable living, complete with a titled underground parking stall close to the elevator and this is one of only six units in the complex that features a spacious 9' x 8' storage room right in front of your parking space. This home boasts a bright living room with access to a balcony overlooking the tranquil courtyard, perfect for relaxation. The kitchen offers ample cabinetry, a walk-in pantry, and plenty of natural light. Enjoy the convenience of in suite laundry and an extra large bathroom with a double shower. The affordable condo fees cover heat, electricity, water, and sewer, so you can enjoy worry-free living. This vibrant community offers an array of amenities, including a dining room, library, craft room, media room, outdoor patio and BBQ area, along with a gym and games room complete with pool table and table tennis. There are plenty of organized social activities here for residents, and on site management available when you need them. Conveniently located close to the LRT, library, recreation center, and major shopping, this condo combines comfort, convenience, and community living in one perfect package! Bonus for investors: an excellent tenant is already in place, making this a great opportunity for those seeking a hassle-free rental property. (id:6769)

Living room 11.75 Ft x 11.08 Ft

Kitchen 11.25 Ft x 8.83 Ft

Primary Bedroom 12.17 Ft x 9.33 Ft

Bedroom 10.50 Ft x 8.67 Ft

Dining room 8.00 Ft x 6.08 Ft

3pc Bathroom 9.42 Ft x 9.33 Ft

Pantry 5.67 Ft x 3.00 Ft

Other 9.33 Ft x 5.58 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca