



## 5000 Somervale Court Calgary Alberta

\$265,000

Welcome to Legacy Estates Somerset, one of Calgary's most welcoming and well-appointed 55+ adult living communities -- and home to this exceptional 845 sq. ft. two-bedroom top-floor condo. Whether you're downsizing or ready for a lifestyle that blends independence with connection, this unit offers comfort, functionality, and a true sense of community. Located on the top floor, this thoughtfully designed suite features laminate flooring throughout for ease of maintenance and a clean, modern look. The open-concept living and dining area flows effortlessly into the kitchen, which includes a pantry for added storage and a few upgraded appliances that add both style and peace of mind. Both bedrooms are well-sized and ideal for hosting guests, setting up a home office, or enjoying a comfortable primary suite. The unit also includes a dedicated in-suite storage room, giving you that extra space for seasonal items or hobby supplies. What truly makes this condo stand out is the largest balcony in the entire complex, with a northeast exposure -- perfect for enjoying soft morning sun and cooler afternoons. It's an ideal place to sip your coffee, tend to container plants, or simply unwind with a good book and a gentle breeze. Condo fees cover both heat and electricity, offering simplicity and value in your monthly budget. The unit also comes with a TITLED, UNDERGROUND PARKING STALL, in the secure parkade -- a real bonus for winter months and year-round convenience. Titled parking stalls in this complex are GOLD. 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. Gue...

Bedroom 8.92 Ft x 9.50 Ft

Primary Bedroom 12.17 Ft x 9.75 Ft

4pc Bathroom .00 Ft x .00 Ft

Kitchen 6.50 Ft x 8.58 Ft

Living room/Dining room 12.33 Ft x 18.75 Ft

Pantry 2.25 Ft x 4.08 Ft

Storage 7.50 Ft x 4.67 Ft

Laundry room 4.08 Ft x 4.92 Ft

Other 14.75 Ft x 8.83 Ft

Listing Presented By:



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