

# \$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

\*\*\*\*\* MAY long WEEKEND HOLIDAY  
OFFER .. Seller will Pre-pay for 6 months of  
CONDO FEES on possession. Get use to  
your new home and save for the first 6  
months. ( offer ends Tuesday May 20th )

\*\*\*\*\* 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. (NOT ALL 55+ complexes cover both  
utilities. )



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, Guest Suite, Park, Party Room, Recreation Room, Snow Removal, Trash, Visitor Parking, Laundry |
|-----------|--|

|                |                              |
|----------------|------------------------------|
| 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)             |
| 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 | 22               |
| Zoning         | M-C2             |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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