

# \$250,000 - 434, 5000 Somervale Court Sw, Calgary

MLS® #A2264555

**\$250,000**

2 Bedroom, 1.00 Bathroom, 845 sqft

Residential on 0.00 Acres

Somerset, Calgary, Alberta

( OPEN HOUSE Sunday Oct 19th 1 to 3:30 pm ) 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 include 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. Guest suites available for visitors. Ample visitor parking for friends and family. What makes this community truly special is its vibrant social calendar, with regular events including holiday celebrations, monthly birthday parties, and community gatherings that create a real sense of belonging.

Built in 2003

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2264555          |
| Price          | \$250,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 845               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 434, 5000 Somervale Court Sw |
| Subdivision | Somerset                     |
| City        | Calgary                      |
| County      | Calgary                      |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T2Y 4M1 |

### Amenities

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

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Vinyl Windows                                                               |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                    |
| Cooling           | None                                                                                         |
| # of Stories      | 4                                                                                            |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Courtyard              |
| Construction      | Stone, Vinyl Siding, Wood Frame |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 20                 |
| Zoning         | M-C2 d75           |

### Listing Details

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

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