

# \$215,000 - 203, 5000 Somervale Court Sw, Calgary

MLS® #A2237633

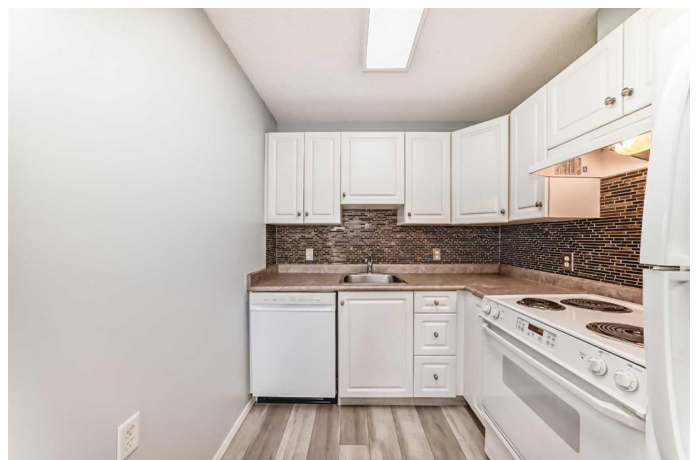
**\$215,000**

1 Bedroom, 1.00 Bathroom, 523 sqft

Residential on 0.00 Acres

Somerset, Calgary, Alberta

\*\*\*\*\* New price \*\*\*\*\* Charming 1-Bedroom Condo in Legacy Estates Somerset â€” A Perfect Fit for the Active 55+ Lifestyle. Welcome to this sought-after adult (55+) living complex where lifestyle, community, and comfort come together. This very attractive 523 ftÂ² one-bedroom condo is the perfect opportunity for someone looking to simplify their living space without compromising on vibrancy and connection. Situated on the second floor, this suite offers a northeast-facing balcony where you can enjoy your morning coffee with gentle sunlight and a peaceful outlook. The interior boasts low-maintenance, modern vinyl plank flooring throughout, giving it a clean, contemporary feel. This cosy kitchen has nice counterspace area, upgraded backsplash & 4 appliances. Your primary bedroom is spacious and bright. Located conveniently next to a stairwell for easy access, this unit also comes with TITLED, UNDERGROUND PARKING in the secure parkade â€” a real bonus in any season. Titled parking ownership is GOLD in this complex. One of the key highlights of this residence is the value â€” your condo fees include both heat and electricity, helping you manage your monthly budget with ease. Ideal for downsizers, snowbirds, or anyone looking for a smaller footprint, this unit is as practical as it is charming. Legacy Estates Somerset is renowned for its vibrant and social atmosphere. Enjoy access to a long list of amenities including a well-equipped recreation



room with pool table, shuffleboard, darts, table tennis, and more. There's also a cozy library, a media room, and an in-house hair salon that offers manicures and pedicures for that little extra pampering. This is not just a place to live – it's a place to connect. Residents regularly gather for holiday events, monthly birthday celebrations, coffee chats, and the much-loved Wine Wednesdays. You'll instantly feel part of a warm, welcoming community where friendships flourish and every day offers something new to enjoy. Whether you're ready to downsize or simply seeking a maintenance-free lifestyle in a lively adult community, this condo is a perfect match. With its combination of comfort, affordability, and connection, this is your chance to make Legacy Estates Somerset your new home. Make it yours today!

Built in 2003

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2237633          |
| Price          | \$215,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 523               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 203, 5000 Somervale Court Sw |
| Subdivision | Somerset                     |
| City        | Calgary                      |

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

### Amenities

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

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Vinyl Windows                                       |
| Appliances        | Dishwasher, Electric Stove, Range Hood, 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    | July 7th, 2025 |
| Days on Market | 31             |
| Zoning         | M-C2 d75       |

### Listing Details

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

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