

# \$225,000 - 203, 5000 Somervale Court Sw, Calgary

MLS® #A2237633

**\$225,000**

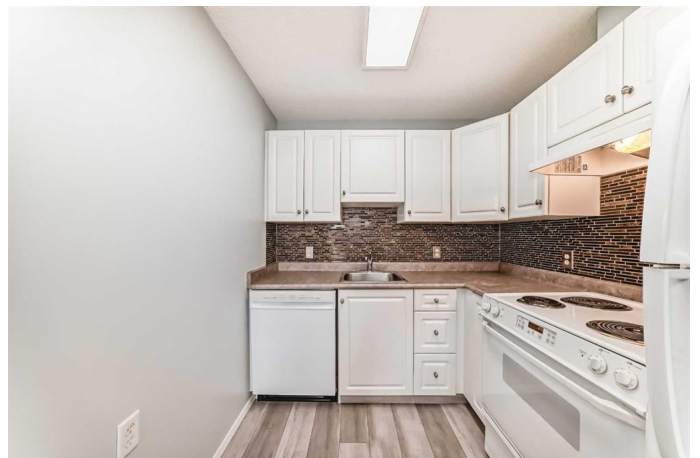
1 Bedroom, 1.00 Bathroom, 523 sqft

Residential on 0.00 Acres

Somerset, Calgary, Alberta

( Open House Saturday July 19th - 1 to 3:30 pm ) 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 ft<sup>2</sup> 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 â€” a real bonus in any season. 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	\$225,000
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	Coin Laundry, Elevator(s), Fitness Center, Guest Suite, Park, Party Room, Recreation Room, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

### 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	10
Zoning	M-C2 d75

### Listing Details

Listing Office	TREC The Real Estate Company
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