

# \$265,000 - 434, 5000 Somervale Court Sw, Calgary

MLS® #A2237576

**\$265,000**

2 Bedroom, 1.00 Bathroom, 845 sqft

Residential on 0.00 Acres

Somerset, Calgary, Alberta

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. 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® #	A2237576
Price	\$265,000
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 Elevator(s), Fitness Center, Snow Removal, Trash, Visitor Parking, Coin Laundry, Guest Suite, Park, Party Room, Recreation Room

Parking Spaces 1

Parking Parkade, Underground, Titled

### 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 July 7th, 2025

Days on Market 71

Zoning M-C2 d75

### Listing Details

Listing Office TREC The Real Estate Company

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.