



DJ Golden
REAL ESTATE

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224, 5000 Somervale Court SW
Calgary, Alberta

MLS # A2214770



\$349,000

Division:	Somerset		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,047 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 860
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Animal Home, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: none

***** 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 'x' 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.