



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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136, 5000 Somervale Court SW  
Calgary, Alberta

MLS # A2257019



**\$244,500**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Somerset                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 743 sq.ft.                         | Age:   | 2003 (22 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | None                               |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

Heating: Baseboard

Floors: Carpet

Roof: -

Basement: -

Exterior: Wood Frame

Foundation: -

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 625

LLD: -

Zoning: M-C2 d75

Utilities: -

Inclusions: NA

This is the lifestyle building you've been seeking, Legacy Estates Somerset is the perfect 55+ community. Discover a well kept home with 2 bedrooms, spacious kitchen with pantry and an open concept floorplan allowing plenty of natural light that will feel just right. Find a convenient large bathroom space with easy to enter shower. In-Suite laundry is also a must have on your checklist and you will have that here. What makes this main floor home even more unique is its location - your patio overlooks the large and serene courtyard. The best place to enjoy morning coffee in the sun on your patio or mingle with others. Condo fees also include heat and electricity making it easy for your monthly budget. Legacy Estates is a real community with several amazing spaces to enjoy. Recreation Room, Media Room, Library, Fitness area are all there to create memories with friends. Plus many options of activities to keep your social calendar full! This complex is located near Stoney and McLeod Trails and also a short walk to the LRT station taking you quickly to Fish Creek Park, Southcentre Mall or Downtown without the hassle of driving. Also close (but not too close) to a major shopping area anchored by Wal-Mart as well as the Shawnessy YMCA (with pool!) and Library. So convenient, you may not ever use your car. Just move in and enjoy!