

# \$649,900 - 265 Somerside Park Sw, Calgary

MLS® #A2237947

**\$649,900**

2 Bedroom, 3.00 Bathroom, 1,900 sqft

Residential on 0.10 Acres

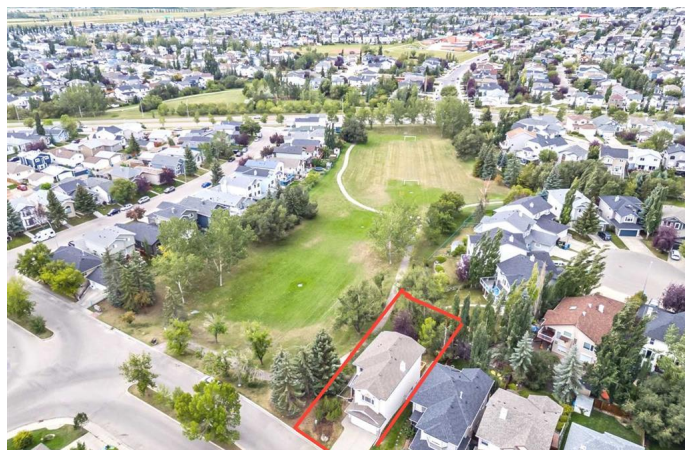
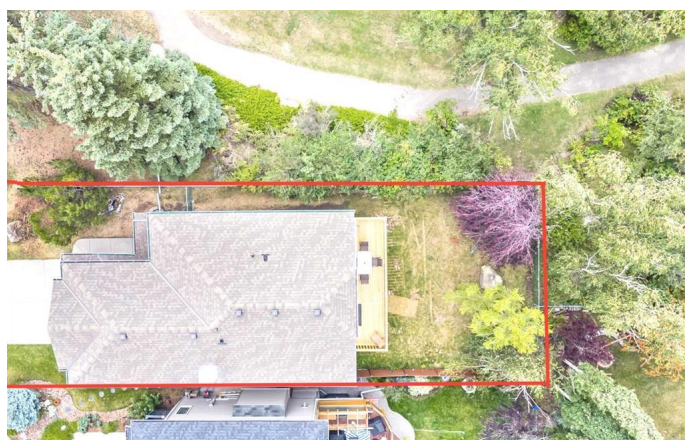
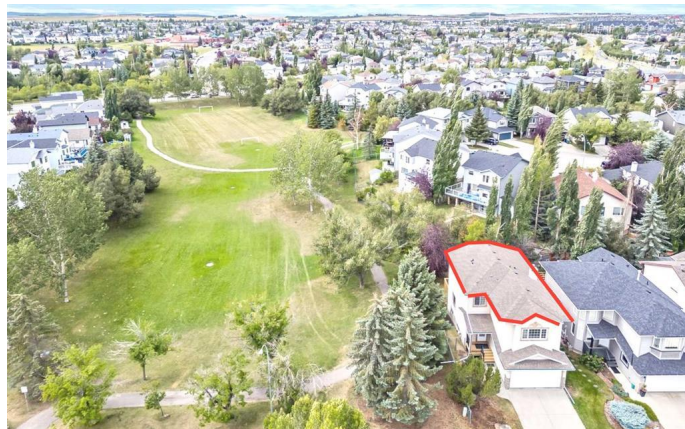
Somerset, Calgary, Alberta

Beautiful Walk-Out Home Backing onto Green Space & Park! Located in a quiet cul-de-sac with friendly neighbours, this home offers incredible value and thoughtful updates throughout. The walk-out basement opens to grade level, leading to a lovely patio and green space, perfect for outdoor enjoyment. It also sides onto a park, offering extra privacy and scenic views. Step into the 10-foot ceiling main floor that features an open layout, a welcoming front porch, and a balcony for added outdoor living. The upper level boasts a bonus room—ideal for a home office, playroom, and 2.5 bathrooms in total. Recent upgrades in 2024 include fresh interior paint, all toilet bowls, hot water tank, kitchen faucets, and PolyB pipes are fully replaced. Many appliances are just about 1 year new. Enjoy the convenience of being close to shopping centres, transit, and schools, while living in a peaceful and highly desirable area. Don't miss your chance to own this gem!

Built in 1996

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2237947  |
| Price      | \$649,900 |
| Bedrooms   | 2         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,900       |
| Acres          | 0.10        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 265 Somerside Park Sw |
| Subdivision | Somerset              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 3G5               |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, On Street |
| # of Garages   | 1  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Mantle   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished, Walk-Out   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Other  |
| Lot Description   | Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame  |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 8th, 2025  
Days on Market                10  
Zoning                              R-CG

**Listing Details**

Listing Office                    CIR Realty

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