# \$475,000 - 3 Somervale Place Sw, Calgary

MLS® #A2250472

## \$475,000

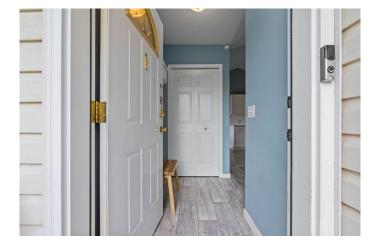
3 Bedroom, 2.00 Bathroom, 923 sqft Residential on 0.09 Acres

Somerset, Calgary, Alberta

This charming 4-level split sits on a spacious corner lot in a quiet, family-friendly community. The main level features soaring vaulted ceilings, giving the entire space an open and airy feel. At the front of the home, the family room is enhanced by bay windows that flood the room with natural light, creating a warm and welcoming atmosphere. The updated kitchen features crisp white cabinetry, quartz countertops, and a seamless flow into the dining area, perfect for family meals or hosting guests. From here, step out to a large side deck, surrounded by mature trees for privacy. The deck leads down to a cozy lower patio and a beautifully landscaped backyard, offering plenty of space for kids, pets, or summer entertaining. Upstairs, you'II find the spacious primary bedroom with a cheater door to the 4-piece bathroom, along with a generous second bedroom. The third level offers a versatile flex space currently used as a bedroom, but ideal for a home office, den, gym, hobby space or playroom, the choice is yours. The fully developed lower level provides even more living space with a large recreation area, fireplace, a 3-piece bathroom, and convenient laundry. This home is freshly updated with neutral colors, laminate flooring throughout (no carpet!), and move-in ready appeal. To top it off, the backyard has plenty of space to add a double detached garage down the road if desired. Somerset offers the lifestyle families are looking for: walking and biking paths just steps away, nearby schools







and playgrounds, great shopping and restaurants at Shawnessy Centre, and easy access to the Somerset-Bridlewood LRT station.

#### Built in 1997

## **Essential Information**

MLS® # A2250472 Price \$475,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2
Square Footage 923
Acres 0.09
Year Built 1997

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

## **Community Information**

Address 3 Somervale Place Sw

Subdivision Somerset
City Calgary
County Calgary
Province Alberta
Postal Code T2Y 3J9

#### **Amenities**

Parking Spaces 2

Parking Off Street

#### Interior

Interior Features High Ceilings, Quartz Counters, Vaulted Ceiling(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window

Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Corner Lot, Cul-De-Sac

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 21st, 2025

Days on Market 1

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX Landan Real Estate

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