

# **\$598,000 - 42 Somerside Place Sw, Calgary**

MLS® #A2221012

**\$598,000**

3 Bedroom, 3.00 Bathroom, 1,447 sqft

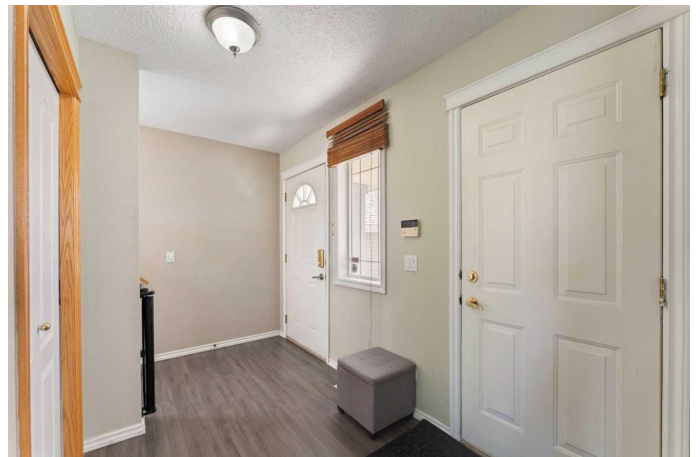
Residential on 0.09 Acres

Somerset, Calgary, Alberta

Fall in Love with this Fully finished Amazing property in a popular SW Community of Somerset!! This 3 bedroom (plus Den), 2.5 bath home is located on a quiet cul-de-sac and backs onto a playground and park area. The main floor features a bright and sunny Living Room and boasts good sized windows to give you a view of the park. The Kitchen is large, offering plenty of cupboards and counter space and is open to the Living Room and Dining area. The upper floor offers 3 good sized bedrooms, fully carpeted with the Primary bedroom complete with a 4 piece ensuite bathroom and large walk in closet. For added convenience, the other two bedrooms also feature a walk in closet and share a common bathroom. The basement gives you plenty of space with a large recreation room, plenty of storage space and laundry area. This vibrant community is known well for being a friendly and family oriented area with plenty of parks, green spaces, walking paths and the ever popular Somerset Water Park. Easy access to public transportation, schools, shopping and restaurants make this an ideal fit for you and your family. This property is perfect for a Buyer who is able to assume the current Tenant and move in just before Christmas. View this home today!

Built in 1999

## **Essential Information**



MLS® #	A2221012
Price	\$598,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,447
Acres	0.09
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	42 Somerside Place Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3V3

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Playground
Lot Description	Backs on to Park/Green Space

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	47
Zoning	R-CG
HOA Fees	75
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.