

# \$618,000 - 123 Somerside Grove Sw, Calgary

MLS® #A2232836

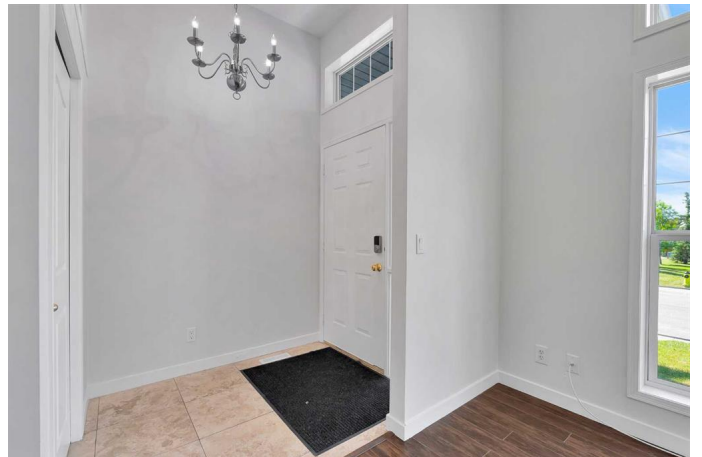
**\$618,000**

5 Bedroom, 2.00 Bathroom, 1,112 sqft  
Residential on 0.09 Acres

Somerset, Calgary, Alberta

3 BEDROOMS UPSTAIRS & 2 BEDROOMS  
DOWNSTAIRS ~ PLENTY OF SPACE TO  
ACCOMMODATE A DOUBLE DETACHED  
GARAGE or an RV PARKING SPACE ~  
WALK TO BUS STOPS ~ GREAT LOCATION!

Loads of upgrades and a stylish design await you in this beautifully updated home in the family-oriented community of Somerset, FACING the playground (& mailbox). NEWER ROOF & EAVESTROUGHS, STONE FEATURED WALLS, NEWER ENGINEERED FLOORS AND BRAND NEW PAINT THROUGHOUT. FRONT PORCH w/ RAILINGS, RECENTLY REMODELED BATHROOMS. Walk to the spray park, tennis and basketball courts, newly built inclusive playground, schools + a strip mall. Or utilize the numerous and nearby shops, restaurants, Movie Theatre, c-train station and the YMCA/ Cardel Recreation Centre. After that come back home to a quiet sanctuary. The charming front patio welcomes guests or enjoy your morning coffee in this peaceful and quiet neighborhood. Gleaming hardwood floors and an abundance of natural light adorns the main floor. Oversized windows and a neutral color pallet invite relaxation in the spacious living room. Cozy dining room and kitchen. The primary bedroom on the upper level is a calming oasis with lots of natural light. The second bedroom is also generously sized with loads too of natural light. The 3rd bedroom has an option to be transformed into an office. Easy access to the main bathroom. Enjoy



more space with the kids in the family room at the 3rd lower level and gather around the encased fireplace. This level boasts another bedroom and the modernized washroom with standing shower. The 4th level provides you with the 5th bedroom, an extra space and the laundry area w/ abundant storage. Your backyard has good amount of area for your plays or to accommodate your double garage! This wonderful community is an outdoor enthusiast's dream with extensive pathways, numerous parks and outdoor activities as well as close proximity to Fish Creek Park, Sikome Lake, Spruce Meadows and the Sirocco Golf Course!

Built in 1999

### **Essential Information**

MLS® #	A2232836
Price	\$618,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,112
Acres	0.09
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	123 Somerside Grove Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3V2

### **Amenities**

Amenities	Park, Playground
Parking Spaces	4
Parking	Off Street

### **Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Lawn, Level, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 22nd, 2025
Days on Market	8
Zoning	R-C1
HOA Fees	70
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	4th Street Holdings Ltd.
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