

\$425,000 - 86 Somervale Point Sw, Calgary

MLS® #A2110288

\$425,000

1 Bedroom, 2.00 Bathroom, 1,316 sqft

Residential on 0.08 Acres

Somerset, Calgary, Alberta

Welcome to the heart of Somerset! This stunning walkout home is located within the quiet and meticulously maintained adult (18+) community of Somer point. A pet friendly end-unit offering a private rear south facing patio, mature landscaping with a front attached single garage. Upon entry you are welcomed by a bright, spacious foyer with access to the attached garage complete with wall organizers. Down the hallway and into the living area you will find an open concept kitchen/dining area connected to the living room featuring a vaulted ceiling and large south facing windows creating a spacious and bright ambience. The main level is equipped with a large primary bedroom, a beautiful 4-piece bathroom and a private south facing balcony where you can relax with a morning coffee or evening drink. Enjoy the fully developed basement that has a versatile family room to be designed just as you see fit. Need the second bedroom? You can easily frame in the second bedroom leaving plenty of lower-level space. Also included in the lower level is a 3-piece bath, additional storage, and a spacious laundry/utility room. The second level loft was upgraded with matching oak handrails opening to the main floor creating an open-to-below feature that is sure to impress. The original owners have kept this no pet, no smoking home in immaculate condition. Somer Point could not be in a better location. Just 20 meters from your front door you will find a private gate that directs you to the



Somerset/Bridlewood LRT and endless paths for walking or biking. A short walk to YMCA (Cardel Rec Centre), Shawnessy shopping center, groceries stores and restaurants. This well managed complex offers low condo fees which includes snow removal and impressive landscaping and so much more is waiting for you to come and see. Call your favorite Realtor for a private showing today!

Built in 1997

Essential Information

MLS® #	A2110288
Price	\$425,000
Sold Price	\$432,500
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,316
Acres	0.08
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	1 and Half Storey, Side by Side
Status	Sold

Community Information

Address	86 Somervale Point Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y3K4

Amenities

Amenities	None
Parking Spaces	2
Parking	Additional Parking, Concrete Driveway, Front Drive, Single Garage

Attached

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Few Trees, No Neighbours Behind, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 26th, 2024
Date Sold	March 11th, 2024
Days on Market	12
Zoning	M-CG d44
HOA Fees	75.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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