

\$375,000 - 94 Somervale Point Sw, Calgary

MLS® #A2118278

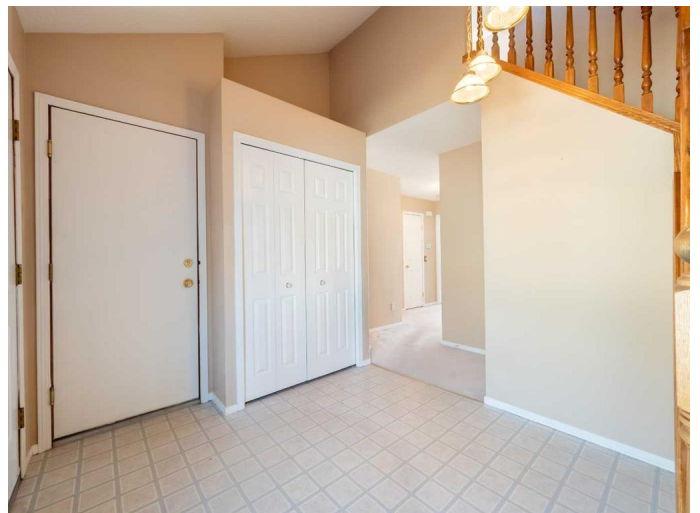
\$375,000

2 Bedroom, 2.00 Bathroom, 1,319 sqft

Residential on 0.07 Acres

Somerset, Calgary, Alberta

Nestled in the serene and meticulously maintained adult (18+) community of Somerpointe, this pet-friendly unit presents a tranquil rear patio facing south, embraced by lush landscaping, alongside an attached single garage at the front. Upon entry, a bright and spacious foyer grants convenient access to the garage, leading further into the living area featuring an open-concept kitchen/dining space seamlessly connected to the living room. Enhanced by a vaulted ceiling and expansive south-facing windows, this area emanates a spacious and luminous ambiance. The main level hosts a generously sized primary bedroom, a 4-piece bathroom, and a private south-facing balcony, perfect for enjoying morning coffee or evening refreshments. Ascending to the second level reveals a loft area with an inviting open-to-below feature and an additional bedroom boasting a 3-piece ensuite bath, further enriching the home's charm. Somerpointe benefits from its prime location, offering easy access to a private gate leading to the Somerset/Bridlewood LRT station and various walking and biking paths. Within a short distance, residents can enjoy amenities such as the YMCA (Cardel Rec Centre), Shawnessy shopping center, grocery stores, and dining options. Managed with care, the complex features low condo fees covering snow removal and landscaping, adding to the allure of this exceptional community. The unfinished basement presents an opportunity



for future renovation, offering 2 large south facing windows promising endless possibilities for customization and expansion.

Built in 1997

Essential Information

MLS® #	A2118278
Price	\$375,000
Sold Price	\$432,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,319
Acres	0.07
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	1 and Half Storey
Status	Sold

Community Information

Address	94 Somervale Point Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3K4

Amenities

Amenities	Clubhouse, Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brass, Gas, Living Room
# of Stories	2
Has Basement	Yes
Basement	Full, Unfinished

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	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	May 6th, 2024
Days on Market	16
Zoning	M-CG d44
HOA Fees	75.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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