

# \$535,000 - 1381 Somerside Drive Sw, Calgary

MLS® #A2118335

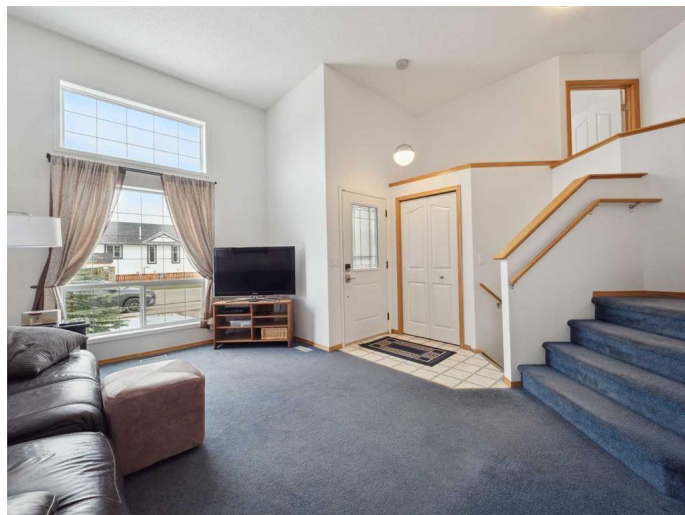
**\$535,000**

4 Bedroom, 3.00 Bathroom, 1,111 sqft

Residential on 0.09 Acres

Somerset, Calgary, Alberta

Nestled within a serene and established community of Somerset, This fully finished Bi-Level home sits on a south facing lot with plenty of natural light throughout the year, You'll love the convenience of being close to school, shopping centre, playgrounds and bus stops making commuting a breeze. This home has been well-maintained and refreshed with new paint and hardware throughout the house. As you enter the house, you'll be greeted by a spacious and inviting entrance that sets the tone for the rest of the home. The main floor boasts a Spacious kitchen, perfect for storing all your cooking essentials, and a bright and cozy living room. The master bedroom is roomy and features a 2 pc ensuite bathroom and a walk-in closet. A second bedroom can also be used as an office. The basement is fully developed and includes a huge Family/Recreation room with a fireplace, making it the perfect spot for entertaining guests or spending quality time with family. Additionally, there are two good-sized bedrooms and a large storage space for all your extra belongings. Step outside into your own personal oasis, where you can relax and enjoy the outdoors on the two-tier deck, perfect for summer barbecues and gatherings with friends and family. The backyard also features a sizable green space that is fully fenced, providing a safe and secure place for your kids to play. This home is ideally located just a few steps away from green space and transit stops, close to all amenities such as



schools, grocery stores, movie theaters, restaurants, and more. Plus, with easy access to the Stoney Trail, getting around the city has never been easier. Don't miss out on the opportunity to make this house your home! Furnace and Hot water tank was replaced May 2019, Shingles replaced Sept 2023, Siding on the west elevation and some were done at the same time. Appliances were replaced in 2021 (include 10 year manufacturer warranty). New garage door opener with myQ app.

Built in 1998

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2118335    |
| Price          | \$535,000   |
| Sold Price     | \$580,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,111       |
| Acres          | 0.09        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 1381 Somerside Drive Sw |
| Subdivision | Somerset                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Y3M9                  |

**Amenities**

|           |      |
|-----------|------|
| Amenities | None |
|-----------|------|

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                               |
| Parking        | Additional Parking, Alley Access, Double Garage Detached, Off Street, Oversized |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Walk-In Closet(s)                                                           |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| 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, Back Yard, City Lot |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding                   |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2024 |
| Date Sold      | April 25th, 2024 |
| Days on Market | 6                |
| Zoning         | R-C1             |
| HOA Fees       | 75.00            |
| HOA Fees Freq. | ANN              |

## Listing Details

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

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