

\$575,000 - 6 Somerside Place Sw, Calgary

MLS® #A2122543

\$575,000

3 Bedroom, 3.00 Bathroom, 1,446 sqft

Residential on 0.09 Acres

Somerset, Calgary, Alberta

Nestled on a tranquil street in Somerset, this exquisite family abode beckons with its charm and comfort. Boasting 3 bedrooms, 2.5 bathrooms. This home is a haven for harmonious living. The double oversized detached garage is insulated and offers both convenience and functionality.

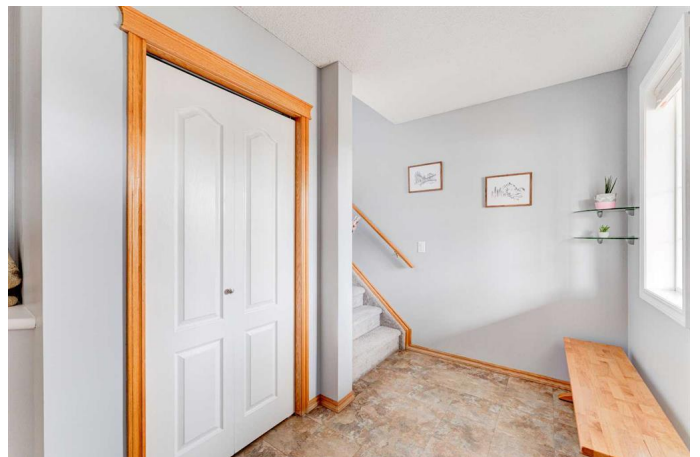
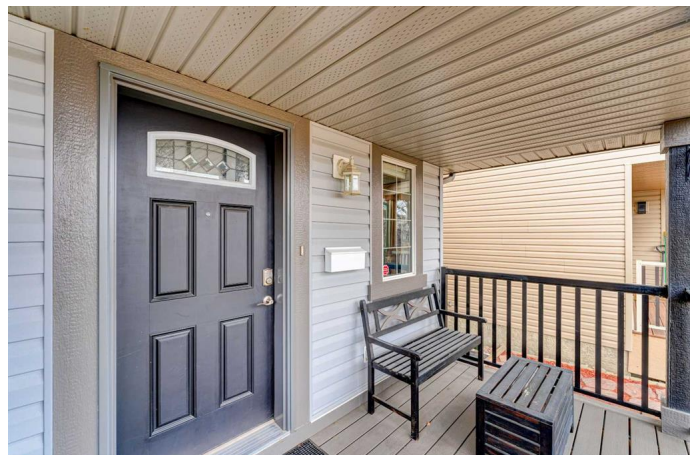
Step inside to be greeted by an inviting entrance foyer adorned with neutral flooring, leading to a staircase with brand new carpet throughout the upper level. The main floor delights with its thoughtful layout, featuring a main floor office and a spacious open living room seamlessly transitioning into the dining area, illuminated by ample natural light filtering through large windows.

The kitchen is a culinary haven with oak cabinets and granite infused countertops that offer ample storage and workspace. Adjacent to the dining area lies a large deck facing West, providing an idyllic spot for enjoying evening entertaining or leisurely afternoons.

Ascending to the upper level, discover three bedrooms and a convenient 3-piece off the Primary bedroom.

The partially developed basement extends the home's living space, offering a versatile family/recreation room, and an opportunity to create your dream recreation room.

Throughout the home, brand-new carpeting



upstairs lends a modern, neutral aesthetic, enhancing the overall appeal. Outside, the yard boasts seasonal bushes and trees,

Conveniently situated near Shawnessy's main shopping areas, public transportation options including the LRT and bussing, schools, and major traffic routes, this home offers both tranquility and accessibility—an unparalleled opportunity for discerning families seeking a place to call home.

Built in 1999

Essential Information

MLS® #	A2122543
Price	\$575,000
Sold Price	\$650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,446
Acres	0.09
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	6 Somerside Place Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3V3

Amenities

Amenities	Other, Park, Playground
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Parking Spaces	4
Parking	Double Garage Detached, Off Street, Oversized

Interior

Interior Features	Breakfast Bar, Granite Counters
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Playground, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Street Lighting, See Remarks
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	April 22nd, 2024
Days on Market	10
Zoning	R-C1
HOA Fees	73.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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