

\$543,000 - 195 Somerglen Common Sw, Calgary

MLS® #A2123245

\$543,000

2 Bedroom, 3.00 Bathroom, 1,222 sqft

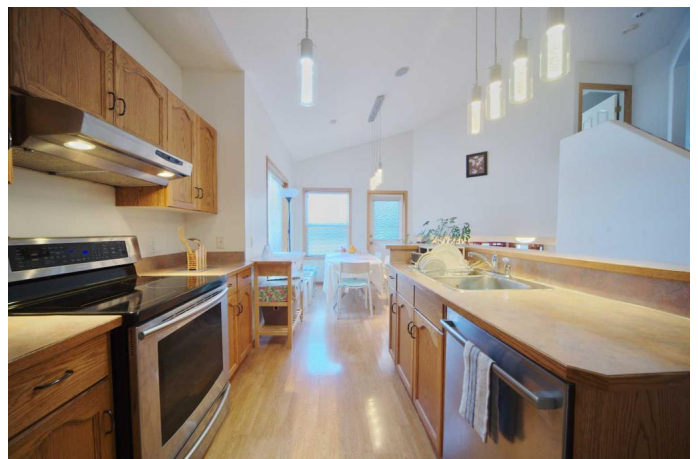
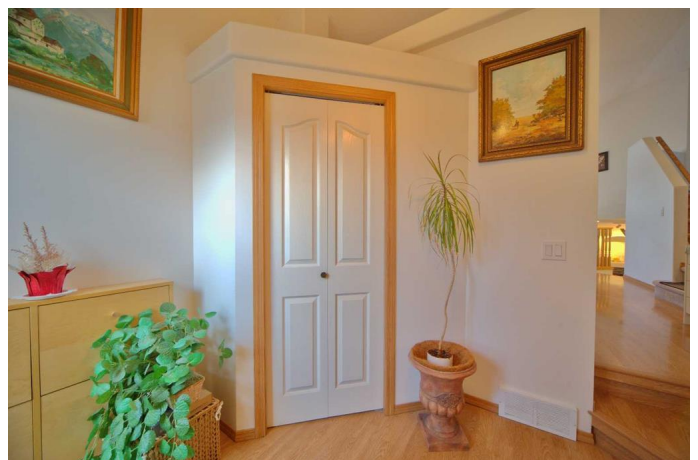
Residential on 0.13 Acres

Somerset, Calgary, Alberta

Let me introduce you to a unique, affordable 4-level split home on a favorable corner lot. The house has undergone previous renovations, boasting numerous desirable qualities such as solid oak cabinetry and home cinema features. It also boasts a dry-walled attached double garage, a steep roof that provides coolness in the summer months, laminated wood flooring throughout the main and third levels, and 2 spacious primary bedrooms, both with ensuite bathrooms, flanked by an office overlooking the kitchen below. The home offers both luxury and functionality.

The outside and inside blend seamlessly, thanks to large windows throughout and a walkout from the dining room to a huge deck with wrapped-around seating. No detail has been overlooked, featuring the artistic woodwork design, including the 'Y' shaped staircase to the upper level, wood-trimmed doors and windows, high ceilings of the main and third levels, a theatrical ceiling in the basement, a slate-surrounded fireplace, and appropriately placed arches and niches. Following the 2021 hailstorm, upgrades were added, including 'KWP' sidings and a new roof, followed by the refurbishments of the deck and fence.

Somerset has become a well sought-after SW neighborhood renowned for its convenience in shopping, recreation, schools, a shortcut walk



to the C-train station, and easy highway connections for commuting. I suggest acting quickly to arrange a viewing for this property while the opportunity lasts.

Built in 2001

Essential Information

MLS® #	A2123245
Price	\$543,000
Sold Price	\$565,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,222
Acres	0.13
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	195 Somerglen Common Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y4E8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer,

	Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Corner Lot, Low Maintenance Landscape, Irregular Lot, Landscaped, Level
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2024
Date Sold	April 18th, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	73.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Grand Realty
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