

\$650,000 - 16 Somerside Common Sw, Calgary

MLS® #A2149762

\$650,000

4 Bedroom, 3.00 Bathroom, 1,073 sqft

Residential on 0.09 Acres

Somerset, Calgary, Alberta

Welcome home to this meticulously maintained bi-level located in the well-sought-after community of Somerset. It is also conveniently located 5 minutes away from the Somerset train station. This property is the original owner and has been an absolute sanctuary for its lifetime of ownership. It has also had all of the major items replaced! Roof, Siding, furnace, and AC unit all roughly within the last year. Walking into this home you are greeted with a cozy sitting area that offers a massive vaulted ceiling. As you head up the stairs you will be welcomed by a formal dining area that could also double as a workspace depending on what's most important. Off of the dining room, you will find an open-concept kitchen with access to your backyard oasis. Stepping outside is nothing short of breathtaking. You'll be able to appreciate why the previous owner spent so much time in their yard. Grab a coffee and relax. You'll also find your double detached garage located out back. Heading back inside you'll find a total of 2 bedrooms and one full bath on the main level. The master suite also offers a half-bath ensuite and walk-in closet. The basement is also fully finished with an additional 2 bedrooms, another full bathroom, and a large recreational space that will be a great second living room or your own private man-cave. Walking through this home, you will certainly see the pride of ownership that the previous owner had. Whether you're a first-time



home buyer, an investor, or a down-sizer, this home is absolutely worth the look.

Built in 1998

Essential Information

MLS® #	A2149762
Price	\$650,000
Sold Price	\$622,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,073
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	16 Somerside Common Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y3M9

Amenities

Amenities	Community Gardens, Park, Picnic Area, Playground, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, High Ceilings, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Crawl Space, Finished, Partial

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2024
Date Sold	July 30th, 2024
Days on Market	14
Zoning	R-C1
HOA Fees	73.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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