

# \$385,000 - 45 Somervale Point Sw, Calgary

MLS® #A2166663

**\$385,000**

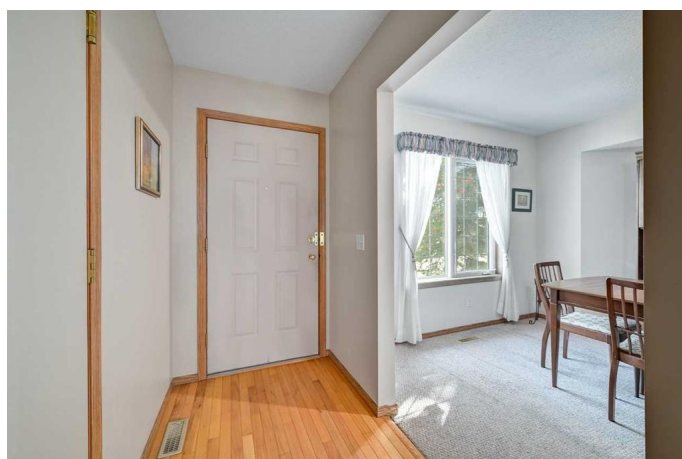
1 Bedroom, 3.00 Bathroom, 1,019 sqft

Residential on 0.09 Acres

Somerset, Calgary, Alberta

Enjoy a sense of community, NATURE + lifestyle, in one of the most desirable VILLA locations in SOMERSET! Quiet location in this adult (18+) & pet friendly community.

Positioned on one of the largest lots in the community with premium SW backyard EXPOSURE + backing onto PARK/GREENSPACE. Great bones + layout with loads of opportunity to update as necessary. Open concept plan with front formal dining/den, oak kitchen with central island & pantry opens to breakfast nook area & spacious living room with VAULTED ceilings. Primary retreat with 4 pc ensuite, walk-through closet, 2 pc powder room, LAUNDRY & single attached insulated & drywalled garage. Lower level is unspoiled and ready for affordable additional living space to be created with completed 3 pc bathroom & ideal layout for a guest or 2nd bedroom + large family & rec room. Additional features include: SW facing patio, central vacuum system & NEW HWT. Prime location, with a private gate leading to the Somerset/Bridlewood LRT station + walking & biking paths. Short distance to the YMCA (Cardel Rec Centre), Shawnessy shopping center, grocery stores, restaurants, Stoney & MacLeod Trail + Fish Creek Park. Managed with care, the complex features low condo fees covering SNOW REMOVAL, LANDSCAPING & maintenance & replacement of windows + doors. Exceptional Value!



Built in 1997

## Essential Information

MLS® #	A2166663
Price	\$385,000
Sold Price	\$385,000
Bedrooms	1
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,019
Acres	0.09
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

## Community Information

Address	45 Somervale Point Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3K4

## Amenities

Amenities	Parking, Snow Removal
Parking Spaces	2
Parking	Single Garage Attached

## Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 18th, 2024
Date Sold	October 11th, 2024
Days on Market	22
Zoning	M-CG d44
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX House of Real Estate
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