

# \$598,000 - 42 Somerside Place Sw, Calgary

---

MLS® #A2221012

**\$598,000**

3 Bedroom, 3.00 Bathroom, 1,447 sqft

Residential on 0.09 Acres

Somerset, Calgary, Alberta

Fall in Love with this Fully finished Amazing property in a popular SW Community of Somerset!! This 3 bedroom (plus Den), 2.5 bath home is located on a quiet cul-de-sac and backs onto a playground and park area. The main floor features a bright and sunny Living Room and boasts good sized windows to give you a view of the park. The Kitchen is large, offering plenty of cupboards and counter space and is open to the Living Room and Dining area. The upper floor offers 3 good sized bedrooms, fully carpeted with the Primary bedroom complete with a 4 piece ensuite bathroom and large walk in closet. For added convenience, the other two bedrooms also feature a walk in closet and share a common bathroom. The basement gives you plenty of space with a large recreation room, plenty of storage space and laundry area. This vibrant community is known well for being a friendly and family oriented area with plenty of parks, green spaces, walking paths and the ever popular Somerset Water Park. Easy access to public transportation, schools, shopping and restaurants make this an ideal fit for you and your family. This property is perfect for a Buyer who is able to assume the current Tenant and move in just before Christmas. View this home today!

Built in 1999

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2221012    |
| Price          | \$598,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,447       |
| Acres          | 0.09        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 42 Somerside Place Sw |
| Subdivision | Somerset              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 3V3               |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | No Smoking Home                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, Playground          |
| Lot Description   | Backs on to Park/Green Space |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 49             |
| Zoning         | R-CG           |
| HOA Fees       | 75             |
| HOA Fees Freq. | ANN            |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.