

# \$620,000 - 38 Somerside Place Sw, Calgary

MLS® #A2232345

**\$620,000**

3 Bedroom, 4.00 Bathroom, 1,454 sqft

Residential on 0.09 Acres

Somerset, Calgary, Alberta

**\*\* Open House Sunday, July 6, 12-2 PM \*\***

Welcome to Family-Friendly Living on a Quiet Cul-de-Sac! Nestled on a pie-shaped lot backing onto a serene green space with a park and playground, this 2-storey gem offers 1,454 sq ft of well-designed living space plus a fully finished basement. Perfect for families, this home features an attached double garage, three bedrooms upstairs including a spacious primary retreat with walk-in closet and private ensuite, and a convenient main floor den—ideal for a home office or playroom. The heart of the home is the large U-shaped kitchen with abundant counter space and cabinetry, flowing seamlessly into the dining area and a cozy living room complete with a gas fireplace. The fully fenced backyard has just been refreshed with brand new sod and is a perfect space for kids or entertaining. Upstairs laundry is currently located in one of the bedrooms but can easily be relocated to its original space in the basement if preferred. With its desirable location, functional layout, and green space views, this home offers outstanding value and lifestyle. Don't miss your chance to live in a quiet, family-focused community! Laundry connections have been added to the second floor. The Laundry can be relocated to the original location in the basement.

Built in 1999

## Essential Information



MLS® #	A2232345
Price	\$620,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,454
Acres	0.09
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	38 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	Central Vacuum
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 18th, 2025
Days on Market	14
Zoning	R-CG
HOA Fees	74
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Coldwell Banker United
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