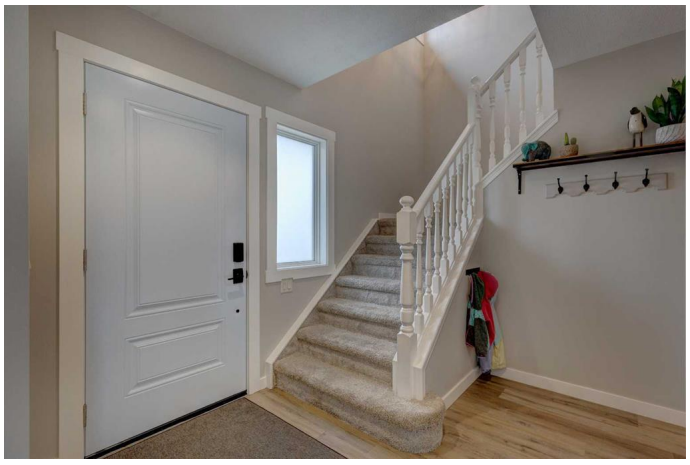
$629,900 - 76 Somerside Grove Sw, Calgary

MLS® #A2205740

$629,900
3 Bedroom, 4.00 Bathroom, 1,304 sqft
Residential on 0.10 Acres



Somerset, Calgary, Alberta

NEW PRICE! **OPEN HOUSE SUNDAY MAY 4 from 2:00 - 4:00 pm ** Looking for a â€˜move in readyâ€™ home in the awesome neighbourhood of Somerset with the best neighbours? Well this one is not only a beauty but in a great location! Somerset is known for its friendly atmosphere, schools, water park for the kids & pride of ownership. Well connected by public transportation with Somerset-Bridlewood C-Train situated close to the community and with major bus routes throughout.
And this home shows pride of ownership and it is evident everywhere! Starting with the exteriorâ€¦brand new front door to welcome you into your new home. Windows 2024, Roof and Siding 2022 & Central Air 2023.
And the inside is just as upgraded. This 3 bedroom, 3.5 bath exudes modern everything! Foyer is large, no crowding here. The entire home was painted in 2023 with modern paint colours, big living room with 3 picture windows that bring in a ton of sunlight. New luxury vinyl plank throughout, kitchen has new quartz countertop, backsplash and new undermount sink. Kitchen has stainless appliances with new Bosch dishwasher. And the big pantry helps to keep your kitchen organized. Beside the kitchen is the dining area big enough to host those family gatherings. Main floor also has a Â½ bath as well as laundry. Upper level has 3 bedrooms with primary boasting good size closet and ensuite. The other 2 bedrooms overlook the backyard. A full bath completes

the upper level.
The basement is fully finished with rec room area, play area and full bathroom. The furnace room allows for lots of extra storage.
The back deck is private and leads down to the garage. There is still loads of room for the kids/dogs to roam around. And a bonusâ€¦the play structure stays. The oversized double garage is drywalled with electric heater and Epoxy flooring. A mechanics dream!
Basement, garage & deck have been permitted. Come take a peek, you won't be disappointed!

Built in 1999

Essential Information

MLS® #	A2205740
Price	$629,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,304
Acres	0.10
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	76 Somerside Grove Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3V2

Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Cul-De-Sac
Roof	Asphalt
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	April 9th, 2025
Days on Market	22
Zoning	R-CG
HOA Fees	76
HOA Fees Freq.	ANN

Listing Details

Listing Office	TREC The Real Estate Company

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