

\$629,900 - 192 Somerglen Common Sw, Calgary

MLS® #A2241649

\$629,900

3 Bedroom, 4.00 Bathroom, 1,450 sqft

Residential on 0.09 Acres

Somerset, Calgary, Alberta

Welcome to this exceptional 3-bedroom, 3.5-bathroom home located in the desirable community of Somerset. Offering over 1,700 square feet of developed living space across 3 levels, this property offers comfort and a functional layout in a family-friendly setting. The main level features a bright and open south facing layout that is perfect for both everyday living and entertaining. A cozy gas fireplace anchors the living area, while the spacious kitchen provides ample cabinetry and room. Upstairs, you will find three well sized bedrooms including a generous primary suite with a private ensuite bathroom and walk in closet. The fully finished basement adds valuable living space and includes a second fireplace, home theatre hookups, and a full bathroom with heated floors. This area is ideal for movie nights, a home office, or guest accommodations. Additional features include a central vacuum, a security system, and an attached two-car garage. Step outside to enjoy a large, private, and beautifully landscaped backyard that offers the perfect place to enjoy summer evening with friends and family. Recent maintenance includes a new roof and vinyl siding completed just three years ago, ensuring peace of mind for years to come. This home is move-in ready, it's been freshly professionally touched up, repainted, and cleaned. It's located in a wonderful community, close to schools, parks, tennis courts, basketball courts, shopping, public transit and a WATERPARK! The LRT is a



short 15min walk away making it easy for commute throughout the city. It is a rare opportunity to own a meticulously maintained family home in Somerset. Schedule your private showing today and experience everything this wonderful home has to offer.

Built in 2001

Essential Information

MLS® #	A2241649
Price	\$629,900
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	1,450
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	192 Somerglen Common Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y4E8

Amenities

Amenities	Other, Park, Playground
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Kitchen Island, Laminate Counters, No Animal Home,
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	No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Floor Furnace, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Front Yard, Interior Lot, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	9
Zoning	R-CG
HOA Fees	74
HOA Fees Freq.	ANN

Listing Details

Listing Office	Comox Realty
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