# \$569,900 - 50 Somervale Green Sw, Calgary

MLS® #A2260642

### \$569,900

5 Bedroom, 3.00 Bathroom, 1,094 sqft Residential on 0.09 Acres

Somerset, Calgary, Alberta

Great location in one of Calgary's most desirable neighborhoods. Walking Distance to LRT station. Fantastic opportunity to own this beautiful Bi-Level family home with fully finished WALKOUT Basement Illegal Suite in the highly sought-after community of Somerset. Home features an open concept plan and fresh new paint. Boasting a large living room w/high vault celling. Gourmet kitchen features u-shaped kitchenette with plenty of counter space. Bright dining room overlooks a large backyard and perfect for hosting those memorable meals. 3 large size bedrooms incl the master has French (cheater door) access to the well-appointed 4pc full bathroom for the convenience. Another half bathroom & laundry set also complete on main. Fully Finished WALKOUT Basement has a separate entry, feature bright family room and full kitchen including the kitchenette with appliances, living room with gas fireplace, spacious 2 large bedroom and 4pc full bathroom, and its own laundry set. This amazing unit can provide you with an extra income source or it can be a perfect space for additional multi-generation family members or students who need their own space. Fully fence/landscaped with interlocking patio stones! Have peace of mind as ALL Poly-B pipe has been replaced. Double Attached Garage w/south-facing driveway (making shoveling easier). Ideally located close to shopping, c-train access, schools, parks, and all essential amenities.... Act quick before it's







#### Built in 1997

#### **Essential Information**

MLS® # A2260642 Price \$569,900

Bedrooms 5
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,094 Acres 0.09 Year Built 1997

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

## **Community Information**

Address 50 Somervale Green Sw

Subdivision Somerset
City Calgary
County Calgary
Province Alberta
Postal Code T2Y 3K1

#### **Amenities**

Amenities None Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Open Floorplan, Vaulted Ceiling(s), Vinyl Windows

Appliances Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces

Fireplaces Basement, Gas

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Playground, Private Entrance, Private Yard

Lot Description Landscaped, No Neighbours Behind, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 22nd, 2025

Days on Market 10

Zoning R-CG

HOA Fees 74

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Grand Realty

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