# \$398,000 - 147 Somervale Park Sw, Calgary

MLS® #A2262192

## \$398,000

2 Bedroom, 1.00 Bathroom, 931 sqft Residential on 0.04 Acres

Somerset, Calgary, Alberta

Welcome to Beautifully Maintained Somervale Park

This immaculately kept complex features a serene setting with mature trees and a peaceful green space backing your unit. The complex had all-new roofs installed just two years ago, ensuring peace of mind for years to come.

Step inside this bright and neutral home offering just under 1,000 sq. ft. of stylish living space,.

with a cozy living room that features a charming gas fireplace and flows seamlessly to your private east-facing patio, offering tranquil views of the lush courtyardâ€"ideal for relaxing or outdoor dining.

There is a well appointed kitchen with ample counter space, new appliances, fresh paint, updated kitchen cabinets with new hardware, microwave hood fan. New Lino tile in the kitchen and updated lighting throughout.

Upstairs, the large primary bedroom includes a walk-in closet, and the upper level boasts new upgraded carpet with 10 lb. underlay. There is a second bedroom currently used as an office. The renovated 4 piece bath has new luxury Vinyl Plank, new toilet, sink and shower feature. All poly-b plumbing has been professionally removed, adding to the home's value and reliability. The lower level has the laundry with a water softener, folding table and storage.







Enjoy the convenience of a single attached garage, plus parking on your front driveway. Visitor parking is just steps away for your guests.

Located in a prime location just a short walk to: Shawnessy Shopping Centre LRT Station, Cardel Rec Centre / YMCA Multiple schools and playgrounds This home truly offers the best of convenience, comfort, and location.

Built in 1995

#### **Essential Information**

MLS® # A2262192 Price \$398,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 931
Acres 0.04
Year Built 1995

Type Residential

Sub-Type Row/Townhouse

Style 3 Level Split

Status Active

# **Community Information**

Address 147 Somervale Park Sw

Subdivision Somerset
City Calgary
County Calgary
Province Alberta
Postal Code T2Y 3J4

#### **Amenities**

Amenities None, Parking

Parking Spaces 2

Parking Front Drive, Garage Door Opener, Single Garage Attached

# of Garages 1

#### Interior

Interior Features Laminate Counters, No Smoking Home

Appliances Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan,

Water Softener, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Stone

Has Basement Yes

Basement Partially Finished, Partial

#### **Exterior**

Exterior Features Courtyard, None

Lot Description Cul-De-Sac, Landscaped, Gentle Sloping, Interior Lot

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 3rd, 2025

Days on Market 8

Zoning M-CG d44

HOA Fees 75

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Royal LePage Solutions

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