

# \$615,000 - 724 Somerset Drive Sw, Calgary

MLS® #A2220391

**\$615,000**

3 Bedroom, 3.00 Bathroom, 1,169 sqft

Residential on 0.10 Acres

Somerset, Calgary, Alberta

OPEN HOUSE NOON TILL 3, SAT May 24 & SUN MAY 25 1-3! Welcome home to this beautifully finished three-level split in the heart of the family-friendly neighborhood of Somerset! Offering over 1,400 square feet of developed living space, this inviting home features three spacious bedrooms, 2.5 baths, and a dedicated office—perfect for work or study.

Step into the charming eat-in kitchen, where home-cooked meals bring people together. The adjacent dining room opens to a large deck and a fenced backyard, creating the perfect space for kids to play and for entertaining family and friends. On the lower level, a cozy family room with a gas fireplace and a convenient half bath offers a warm retreat for relaxing evenings.

Upstairs, you'll find three comfortable bedrooms, including a primary suite with a four-piece ensuite and a well-appointed four-piece main bath. A double attached garage adds convenience, while recent updates—including fresh paint and new carpets—ensure a modern and move-in-ready feel.

This home is ready to welcome new memories. Come see for yourself!

Situated directly across from Somerset School, this vibrant neighborhood offers a playground and baseball diamonds, perfect for outdoor activities. Just a short walk away, Somerset Community Park features a splash park, tennis and basketball courts, picnic areas, and more



ideal for family outings and leisurely afternoons.

Strategically positioned for convenience, Somerset is flanked by key routes: the C-Train track (LRT), James McKeivitt Road, Stoney Trail, and 162 Avenue SW. Nearby amenities include the Shawnessy YMCA, a bustling shopping center, and the world-class Spruce Meadows equestrian facility.

With its perfect blend of parks, schools, and easy access to transportation, Somerset offers a welcoming, family-friendly environment tailored for comfort and recreation.

Built in 2000

**Essential Information**

MLS® #	A2220391
Price	\$615,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,169
Acres	0.10
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

**Community Information**

Address	724 Somerset Drive Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3C3

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Crawl Space, Partial

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Lawn, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 16th, 2025
Days on Market	9
Zoning	R-CG
HOA Fees	74
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Keller Williams BOLD Realty
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