

# \$600,000 - 38 Somerside Place Sw, Calgary

MLS® #A2232345

**\$600,000**

3 Bedroom, 4.00 Bathroom, 1,454 sqft

Residential on 0.09 Acres

Somerset, Calgary, Alberta

Welcome to Family-Friendly Living on a Quiet Cul-de-Sac! Nestled on a pie-shaped lot backing onto a serene green space with a park and playground, this 2-storey gem offers 1,454 sq ft of well-designed living space plus a fully finished basement. Perfect for families, this home features an attached double garage, three bedrooms upstairs including a spacious primary retreat with walk-in closet and private ensuite, and a convenient main floor denâ€”ideal for a home office or playroom. The heart of the home is the large U-shaped kitchen with abundant counter space and cabinetry, flowing seamlessly into the dining area and a cozy living room complete with a gas fireplace. The fully fenced backyard has just been refreshed with brand new sod and is a perfect space for kids or entertaining. Upstairs laundry is currently located in one of the bedrooms but can easily be relocated to its original space in the basement if preferred. With its desirable location, functional layout, and green space views, this home offers outstanding value and lifestyle. Donâ€™t miss your chance to live in a quiet, family-focused community! This home has two sets of laundry connections the original is in the basement and another connection is on the second floor.

Built in 1999

## Essential Information

MLS® #

A2232345



|                |             |
|----------------|-------------|
| Price          | \$600,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,454       |
| Acres          | 0.09        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 38 Somerside Place Sw |
| Subdivision | Somerset              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 3V3               |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Backs on to Park/Green Space, No Neighbours Behind, Pie Shaped Lot, Cul-De-Sac |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 55              |
| Zoning         | R-CG            |
| HOA Fees       | 74              |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Coldwell Banker United |
|----------------|------------------------|

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