

# \$425,000 - 38 Somervale Point Sw, Calgary

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MLS® #A2251429

**\$425,000**

2 Bedroom, 3.00 Bathroom, 11,505 sqft

Residential on 0.07 Acres

Somerset, Calgary, Alberta

Welcome to 38 Somervale Point, a rare opportunity to live in one of the nicest adult developments in the SW. This WALK OUT VILLA offers over 2000 square feet of living, with a floor plan offering optimum comfort and convenience. Spacious main level boasts front flex room, perfect for formal dining, office or library, vaulted and airy living room with an open plan to the functional kitchen, and large master suite, complete with walk through closets and 3 piece ensuite. Lower level offers a huge second living room featuring gas fireplace, ample second bedroom, spacious flex room, and convenient 4 piece bath. Access the serene outdoor setting by the balcony on the main level or step out onto your private patio from the lower walk out level. Location is unbeatable, quiet, close to shopping, LRT and parks, with no through traffic. Rarely do villas come up in this development, and with full walk out, this is truly an opportunity. Come and see what Somerset and Somervale Point have to offer, lovely home, fabulous location!

Built in 1997

## Essential Information

MLS® #	A2251429
Price	\$425,000
Bedrooms	2
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	11,505
Acres	0.07
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	Villa
Status	Active

### **Community Information**

Address	38 Somervale Point Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3K4

### **Amenities**

Amenities	Parking, Snow Removal
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony
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Lot Description	Backs on to Park/Green Space, Landscaped, Private
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 29th, 2025
Days on Market	1
Zoning	M-CG d44
HOA Fees	74
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Royal LePage Solutions
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