

# \$399,900 - 116 Somervale Park Sw, Calgary

MLS® #A2237093

**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,182 sqft

Residential on 0.05 Acres

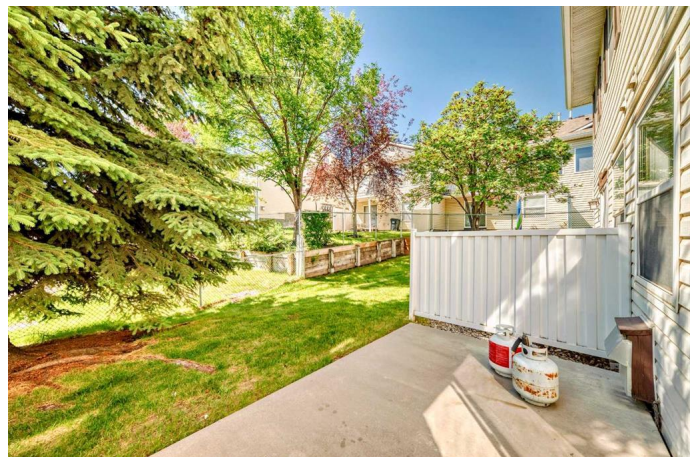
Somerset, Calgary, Alberta

With a walk score of 73 (very walkable) and a transit score of 66 (good transit- many nearby public transportation options), you may end up permanently parking your vehicle in your attached garage! This townhome is in move in condition- newer flooring and a fresh coat of paint throughout. Main floor is open concept with trendy vinyl plank flooring. Kitchen cabinets and countertops have been updated with a trendy new color scheme. Step out through the sliding doors onto your private patio with mature trees. Convenient powder room on main floor. Upstairs you'll find main bathroom and 2 bedrooms including the large primary bedroom. Plenty of room in there for king sized bed, dressers and desk (if you need a quiet place to work). Basement is unfinished: furnace is newer and poly-b has been replaced. Single garage is 10' x 19' and driveway offers parking for second vehicle. HOA of \$75 per year covers amenities of Somerset- splash park, ball courts and playground.

Built in 1995

## Essential Information

MLS® #	A2237093
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	1,182
Acres	0.05
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	116 Somervale Park Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3J4

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 4th, 2025
Zoning	M-CG d44
HOA Fees	75
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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