

# \$399,900 - 162 Somervale Point Sw, Calgary

MLS® #A2255068

**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,311 sqft

Residential on 0.07 Acres

Somerset, Calgary, Alberta

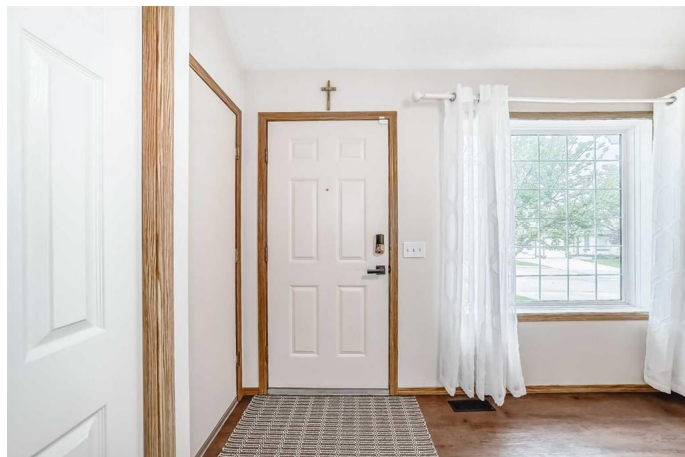
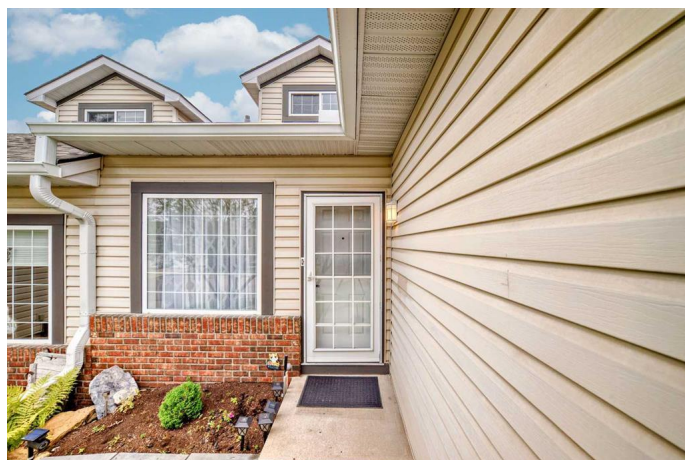
\*\*\* OPEN HOUSE Saturday - September 13, 2025 - 2:00 pm to 4:00 pm & SUNDAY - September 14, 2025 - 3:00pm to 5:00 pm. \*\*\*  
Welcome to 162 Somervale Point SW â€” a bright, stylish, and move-in ready home in Somersetâ€™s desirable 18+ complex! Step inside to soaring high ceilings and an open-concept main floor that feels spacious and inviting, complete with sliding doors that open to your very own private backyard living space â€” perfect for morning coffee, BBQs, or quiet evenings outdoors. Upstairs, youâ€™ll find a LOFT- STYLE BONUS ROOM , a versatile space ideal for a home office, creative studio, cozy lounge, or even your personal home gym. With 2 BEDS & 2 FULL BATHS, thoughtful upgrades- new appliances (FRIDGE, WASHER & DRYER - 2022) and IMMEDIATE POSSESSION available. The furniture is negotiable, making it even easier to settle in seamlessly. This home truly has it all. The FRONT ATTACHED GARAGE with additional driveway parking makes everyday living convenient, while the location keeps you close to Somerset C-Train station , shopping, restaurants, YMCA, and beautiful parks. A perfect blend of comfort, lifestyle, and convenience â€” ready for you to call home

Built in 1997

## Essential Information

MLS® #

A2255068



|                |                   |
|----------------|-------------------|
| Price          | \$399,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,311             |
| Acres          | 0.07              |
| Year Built     | 1997              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 162 Somervale Point Sw |
| Subdivision | Somerset               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y 3K4                |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Visitor Parking                                               |
| Parking Spaces | 2                                                             |
| Parking        | Concrete Driveway, Garage Faces Front, Single Garage Attached |
| # of Garages   | 1                                                             |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings               |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                  |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Decorative, Family Room, Gas, Glass Doors, Insert, Living Room, Tile                   |
| Has Basement      | Yes                                                                                    |
| Basement          | Full, Unfinished                                                                       |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Other, Private Yard                                                                               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Treed |
| Roof              | Asphalt Shingle                                                                                             |
| Construction      | Brick, Vinyl Siding, Wood Frame                                                                             |
| Foundation        | Poured Concrete                                                                                             |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 3                    |
| Zoning         | M-CG d44             |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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