

## \$569,900 - 50 Somervale Green Sw, Calgary

MLS® #A2260642

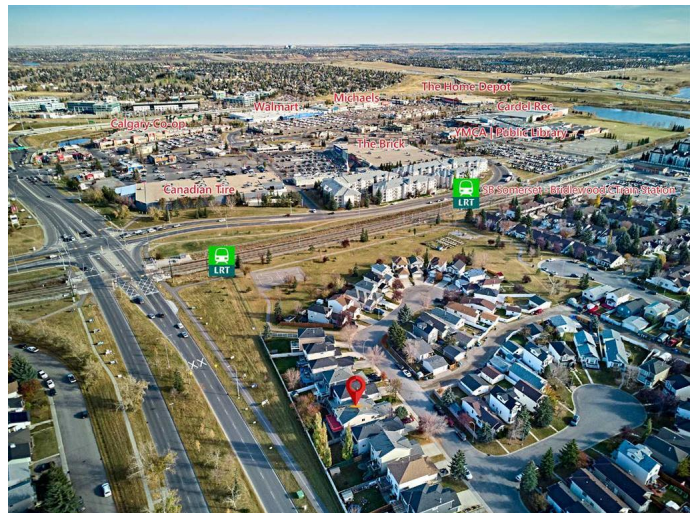
**\$569,900**

5 Bedroom, 3.00 Bathroom, 1,094 sqft

## Residential on 0.09 Acres

Somerset, Calgary, Alberta

Great location in one of Calgary's most desirable neighborhoods. Walking Distance to LRT station. Fantastic opportunity to own this beautiful Bi-Level family home with fully finished WALKOUT Basement Illegal Suite in the highly sought-after community of Somerset. Home features an open concept plan and fresh new paint. Boasting a large living room w/high vault ceiling. Gourmet kitchen features u-shaped kitchenette with plenty of counter space. Bright dining room overlooks a large backyard and perfect for hosting those memorable meals. 3 large size bedrooms incl the master has French (cheater door) access to the well-appointed 4pc full bathroom for the convenience. Another half bathroom & laundry set also complete on main. Fully Finished WALKOUT Basement has a separate entry, feature bright family room and full kitchen including the kitchenette with appliances, living room with gas fireplace, spacious 2 large bedroom and 4pc full bathroom, and its own laundry set. This amazing unit can provide you with an extra income source or it can be a perfect space for additional multi-generation family members or students who need their own space. Fully fenced/landscaped with interlocking patio stones! Have peace of mind as ALL Poly-B pipe has been replaced. Double Attached Garage w/south-facing driveway (making shoveling easier). Ideally located close to shopping, c-train access, schools, parks, and all essential amenities.... Act quick before it's



gone!

Built in 1997

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2260642    |
| Price          | \$569,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,094       |
| Acres          | 0.09        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 50 Somervale Green Sw |
| Subdivision | Somerset              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 3K1               |

### Amenities

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

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Vaulted Ceiling(s), Vinyl Windows                                |
| Appliances        | Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                          |
| Cooling           | None                                                                             |

|                 |               |
|-----------------|---------------|
| Fireplace       | Yes           |
| # of Fireplaces | 1             |
| Fireplaces      | Basement, Gas |
| Has Basement    | Yes           |
| Basement        | Full          |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Playground, Private Entrance, Private Yard        |
| Lot Description   | Landscaped, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 10                 |
| Zoning         | R-CG               |
| HOA Fees       | 74                 |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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