

# \$649,900 - 265 Somerside Park Sw, Calgary

MLS® #A2237947

**\$649,900**

2 Bedroom, 3.00 Bathroom, 1,900 sqft

Residential on 0.10 Acres

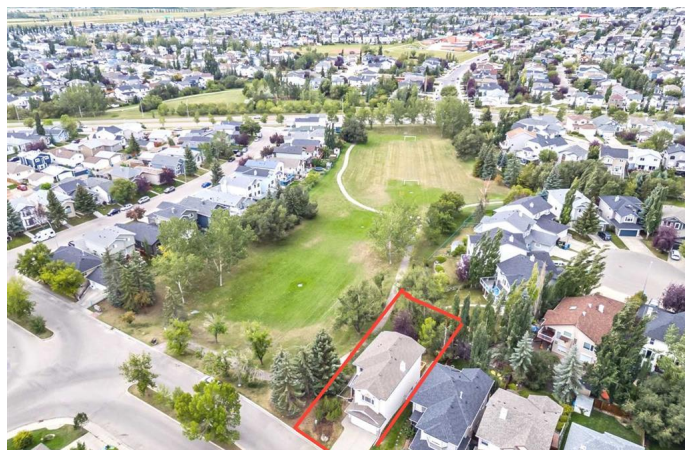
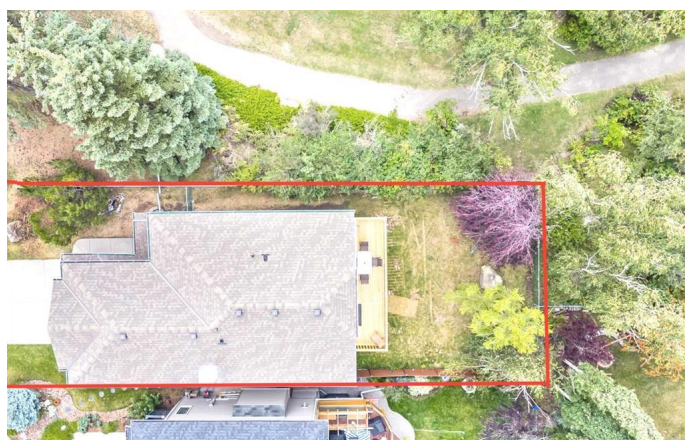
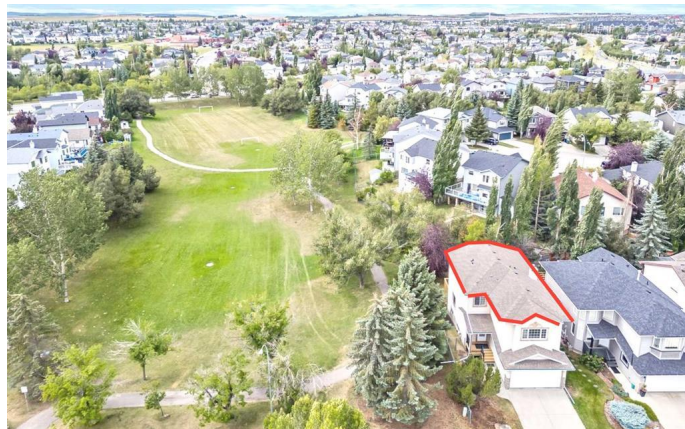
Somerset, Calgary, Alberta

Beautiful Walk-Out Home Backing onto Green Space & Park! Located in a quiet cul-de-sac with friendly neighbours, this home offers incredible value and thoughtful updates throughout. The walk-out basement opens to grade level, leading to a lovely patio and green space, perfect for outdoor enjoyment. It also sides onto a park, offering extra privacy and scenic views. Step into the 10-foot ceiling main floor that features an open layout, a welcoming front porch, and a balcony for added outdoor living. The upper level boasts a bonus room—ideal for a home office, playroom, and 2.5 bathrooms in total. Recent upgrades in 2024 include fresh interior paint, all toilet bowls, hot water tank, kitchen faucets, and PolyB pipes are fully replaced. Many appliances are just about 1 year new. Enjoy the convenience of being close to shopping centres, transit, and schools, while living in a peaceful and highly desirable area. Don't miss your chance to own this gem!

Built in 1996

## Essential Information

MLS® #	A2237947
Price	\$649,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,900
Acres	0.10
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	265 Somerside Park Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3G5

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, On Street
# of Garages	1

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### Exterior

Exterior Features	Balcony, Other
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  July 8th, 2025

Days on Market            3

Zoning                        R-CG

### **Listing Details**

Listing Office                CIR Realty

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