

\$599,900 - 71 Somercrest Close Sw, Calgary

MLS® #A2246831

\$599,900

3 Bedroom, 2.00 Bathroom, 1,563 sqft

Residential on 0.10 Acres

Somerset, Calgary, Alberta

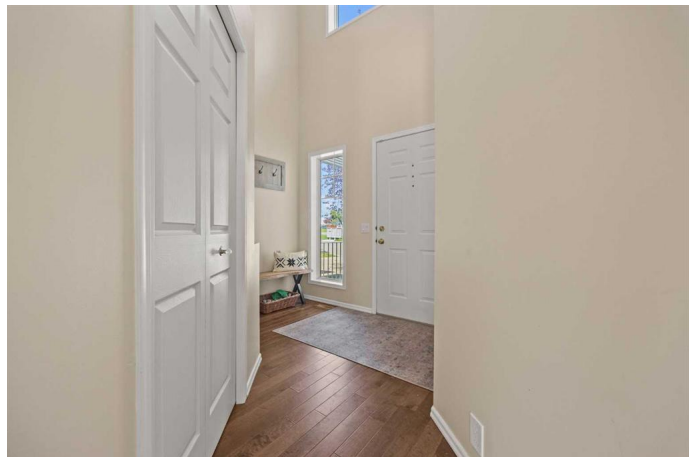
Price Reduced – Incredible Value in Somerset!

Tucked away on a quiet street, this beautifully maintained home offers unbeatable convenience for families. Somerset School (K-4) and Samuel W. Shaw School (5-9) are just a short walk away, with Centennial High School only minutes away in Sundance. Enjoy being steps from Somerset's popular splash park, multiple playgrounds, parks, and an extensive pathway system, plus easy access to shopping, dining, services, and transit in nearby Shawnessy.

From the moment you arrive, you'll appreciate the charming curb appeal, mature trees, and double attached garage. Inside, a spacious front entry welcomes you into a warm and inviting main floor. The bright living room features hardwood flooring, a cozy fireplace, and large windows that flood the space with natural light. The open dining area flows seamlessly into the kitchen with stainless steel appliances (fridge 2020), ample cabinetry, a large pantry, and a functional eating bar.

Step out to the sunny south-facing backyard and enjoy the large wood deck – perfect for summer BBQs and entertaining.

Upstairs, newer carpet runs throughout, and the oversized primary suite includes a walk-in closet and private ensuite. Two additional



bedrooms and a full 4-piece bath complete this level.

The fully finished basement offers excellent additional living space with a large family room, flexible zones for a home office, gym, or playroom, plus a laundry room and plenty of storage.

Lovingly maintained and truly move-in ready, this home is a fantastic opportunity in a family-friendly, established community. With a new price adjustment, now is the time to book your showing!

Built in 1996

Essential Information

MLS® #	A2246831
Price	\$599,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,563
Acres	0.10
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	71 Somercrest Close Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3H8

Amenities

Amenities	Playground, Park
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	92
Zoning	R-CG
HOA Fees	95
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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