

# \$630,000 - 78 Somervale Green Sw, Calgary

MLS® #A2204913

**\$630,000**

4 Bedroom, 3.00 Bathroom, 1,243 sqft  
Residential on 0.10 Acres

Somerset, Calgary, Alberta

WATCH THE VIDEO! This home has so much VALUE and would be perfect to start your family, for a single parent w/ the mortgage helper option in the basement, for anyone w/ a home business, OR for a downsizer. With freshly painted walls, LVP floors & new baseboards all throughout, you have a front hall closet & youâ€™ll catch views of your living/dining room space. With a wall for your TV - your living room allows for multiple couch set-ups, 2 BIG SE-facing side windows w/ blinds & spot for a sideboard, bar cart or coffee station. Take a look at your fully renovated kitchen. Youâ€™ve got SS Samsung appliances, incl. a DOUBLE OVEN, a MIELE DISHWASHER, a window over your sink, a GARBURATOR & NEW classic shaker cabinets w/ wood interiors, an accented subway tile backsplash, contrasting quartz countertops & a barn door that leads to your oversized pantry. Your kitchen is filled w/ natural light coming in from the sliding doors leading onto your upper deck w/ built-in blinds on both of these doors & your upper deck has just been painted. You have space for your BBQ + a large table, sectional or just for kids toys w/ views of your BIG backyard. You also have stairs leading to your lower patio. Finishing off this floor is your updated guest bathroom. Upstairs, you have your large primary bedroom w/ a His+Hers closet. Just outside is your shared 4-piece bathroom w/ an LED touch light mirror, new floor, vanity w/ quartz countertops + new



fixtures. To finish off this floor, you have 2 additional bedrooms, currently used as a kids bedroom & art studio - they would also make for a great office, a walk-in closet, you name it! These bedroom windows have SW exposure onto the cul-de-sac & you can appreciate your newer roof from here. You have a linen closet & your carpet is only 2yrs old. Downstairs, it smells like a brand new home w/ the newly re-finished basement. Heading downstairs, you'll reach a landing w/ your shared washer/dryer & you have a fully developed walk-out basement w/ an illegal suite. Perfect, if you'd like the option of having a permanent tenant, as a mother-in-law illegal suite, as a place that you could rent out occasionally on Airbnb, or for anyone w/ a home business. Offering a very comfortable floor plan w/ a newly finished bathroom, LVP floors, a large bedroom that is studio style & walks through into the basement's living space w/ these BIG windows + a BRAND NEW KITCHEN. This basement has its own entrance + its own lower patio & your pie lot backyard offers a blank canvas to get creative, I can imagine aspen columnar trees being planted & you've got space for gardeners to have fun, or for those seeking a low maintenance backyard to do the same. With a large shed & more than 180 degree exposure from NW to SE. You've got a double attached garage (w/ side door access), a SW-facing driveway (making shovelling easier) & best of all this location. Splash park, playgrounds, tennis courts, ALL levels of schooling, + C-train - Why wait?

Built in 1997

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2204913  |
| Price    | \$630,000 |
| Bedrooms | 4         |

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,243       |
| Acres          | 0.10        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 78 Somervale Green Sw |
| Subdivision | Somerset              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 3K1               |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Park, Picnic Area, Playground, Recreation Facilities, Racquet Courts  |
| Parking Spaces | 4   |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Secured, Enclosed |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage                                   |
| Appliances        | Dishwasher, Double Oven, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Out   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Basketball Court, Private Entrance, Storage            |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, |

Few Trees, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot, Close to Clubhouse

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 12               |
| Zoning         | R-CG             |
| HOA Fees       | 74               |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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