

# \$659,930 - 105 Somerglen Park Sw, Calgary

MLS® #A2234488

**\$659,930**

4 Bedroom, 3.00 Bathroom, 1,319 sqft

Residential on 0.14 Acres

Somerset, Calgary, Alberta

Welcome to this well-loved well-maintained original owners bilevel walkout family home. You will appreciate having a four-season sunroom overlooking a large green space with walking paths to a beautiful park. Your family will enjoy the splash park & picnic area also just a few minutes' walk away. Enjoy your newer heat pump a/c (2023) year-round. Your new home comes equipped with a maintenance free deck and a covered patio on the lower level. This gem has a great working kitchen with a gas stove. There is plenty of room for family and friends and a formal dining area. The main floor comes complete with a master, ensuite and walk in closet and two other large bedrooms and another full bathroom. This great family home comes complete with a water softener and reverse osmosis filtered water system and underground sprinklers. The bright walk-out level has a huge recreation room, another full bathroom, a second kitchen and fourth room for your guests. This fine home has a newer high efficiency hot water tank (2023) & furnace (2010) , ALL NEW TRIPLE PANE WINDOWS (2022) & THE ROOF (2022) AND THE SUNROOM (2020) which will give you peace of mind knowing that all major costs are taken care of. You will also appreciate the insulated double garage & a big maintenance free storage shed. Come by today you will be glad you did.

**COMMUNITY:**

Somerset is a residential neighborhood



located in the southwest quadrant of Calgary, Alberta, Canada. It is bounded by the CTrain train-track (LRT r.o.w.) to the east, James McKeivitt Road to the west, Stoney Trail to the south, and 162 Avenue SW to the north.

Somerset is part of the larger Somerset-Bridlewood area, which was fully established in 1987. The community is known for its family-friendly environment, with access to schools, shopping, and recreational facilities. It is also close to Fish Creek Provincial Park, one of Calgary's largest urban parks, offering extensive trails, picnic areas, and natural landscapes. With its quiet streets, diverse housing options, and abundant recreational opportunities, as an example of recreational facilities, the YMCA and local library. , itâ€™s a neighborhood that appeals to those seeking a balanced and fulfilling life.

Built in 1998

**Essential Information**

MLS® #	A2234488
Price	\$659,930
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,319
Acres	0.14
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	105 Somerglen Park Sw
Subdivision	Somerset
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2Y 3M5

### **Amenities**

Amenities	Playground, Recreation Facilities, Community Gardens, Outdoor Pool, Picnic Area
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, On Street, Front Drive
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Water Distiller
Heating	Fireplace(s), Forced Air, Natural Gas, Fireplace Insert, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Glass Doors, Insert, Mantle, Stone, Blower Fan, Free Standing, Sun Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Private Yard, Misting System
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Gentle Sloping, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 25th, 2025
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Days on Market	15
Zoning	R-CG
HOA Fees	74
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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