

\$669,900 - 98 Somerset Way Sw, Calgary

MLS® #A2210206

\$669,900

3 Bedroom, 3.00 Bathroom, 1,362 sqft

Residential on 0.11 Acres

Somerset, Calgary, Alberta

A rare and exclusive location within the community of Somerset, this home is MOVE-IN-READY and needs nothing! Backing onto green space, this spacious bungalow is being sold for the first time! The owners have meticulously maintained the home with upgrades as follows: New HARDY BOARD Siding in 2023, NEW ROOF in 2023, double attached garage with a New Garage Door 2024, New Deck Stairs 2024, Newer Living Room Windows 2017, New Kitchen Cabinet facing in 2020, Hardwood added to the home, Granite Counter Tops, 2 Furnaces, and a Kitchen Skylight. You'll love the bright and efficient floor plan, with one bedroom on the main (the Primary bedroom with a 4pc ensuite bath), an office, a 2 pc bathroom and a vast living room, dining room, kitchen combo featuring massive south-facing windows and a very high vaulted ceiling giving the feeling of brightness, warmth, and airy space. The fully finished basement features a family room, two more bedrooms, a utility area, storage and a full bathroom. Outside, you have a landscaped backyard with a large deck and gazebo (which will stay with the home) and a lovely, tidy little backyard. Open the gate to explore the green space beyond. There is also a hidden gas line to the back of the yard if you want to put in a gas fire pit or BBQ. This is an outstanding opportunity to get into a well cared for home in Sw Calgary. This home is on a quiet street and is still close to all shopping, dining, and entertainment options South



Calgary has to offer. Easy access to the ring road allows you a quick way to escape the city for your weekend adventures!

Built in 1997

Essential Information

MLS® #	A2210206
Price	\$669,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,362
Acres	0.11
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	98 Somerset Way Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3K3

Amenities

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	April 23rd, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	75
HOA Fees Freq.	ANN

Listing Details

Listing Office	TREC The Real Estate Company
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