

# \$635,000 - 76 Somerset Manor Sw, Calgary

MLS® #A2233295

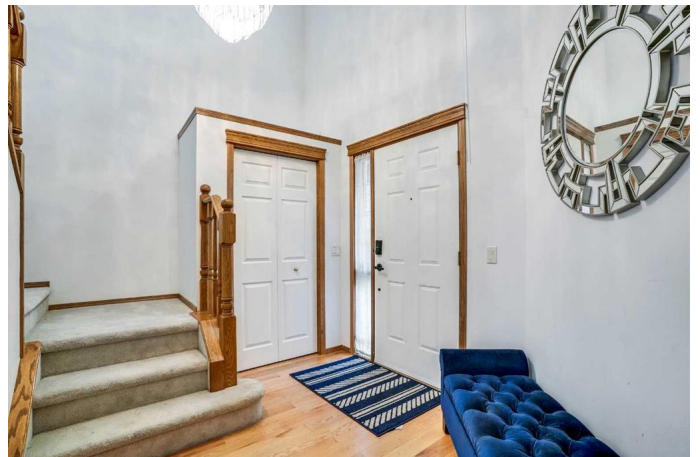
**\$635,000**

3 Bedroom, 3.00 Bathroom, 1,652 sqft

Residential on 0.11 Acres

Somerset, Calgary, Alberta

An exceptional opportunity awaits. This beautiful two-story residence, situated in the highly sought-after community of Somerset, boasts 1652 square feet and offers a multitude of outstanding features. The main level features an open and spacious layout, complete with beautiful hardwood floors, an open kitchen, and a striking accent TV wall. The dining area seamlessly transitions into a lovely sunroom and covered BBQ area, perfect for relaxation and entertainment throughout the year, regardless of the weather. The residence features three bedrooms, including a spacious master suite with a large four-piece ensuite bathroom, complete with a soaker tub and shower. The developed lower level includes a large recreation room and storage room, which can be converted into another bedroom and bathroom. Additional features of this exceptional property include underground sprinklers, AIR CONDITIONER, a KINETICO WATER SOFTENER, REVERSE OSMOSIS SYSTEM, and TANKLESS WATER HEATER. A network of pathways weaves through the area, providing easy access to evening strolls around the community. The Somerset K-4 school is conveniently located nearby, just a mere three-minute walk. With numerous amenities nearby, including tennis courts, parks, playgrounds, an LRT station, the Shawnessy YMCA, and shopping, this presents a perfect opportunity.



Built in 1998

## Essential Information

MLS® #	A2233295
Price	\$635,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,652
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	76 Somerset Manor Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3V7

## Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	1

## Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, Pantry, Storage, Tankless Hot Water
Appliances	Dishwasher, Dryer, Microwave, Washer, Electric Range
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Landscaped, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 21st, 2025
Days on Market	66
Zoning	R-CG
HOA Fees	75
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Estate Professionals Inc.
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