

# **\$388,000 - 147 Somervale Park Sw, Calgary**

MLS® #A2262192

**\$388,000**

2 Bedroom, 1.00 Bathroom, 931 sqft

Residential on 0.04 Acres

Somerset, Calgary, Alberta

Welcome to Beautifully Maintained Somervale Park

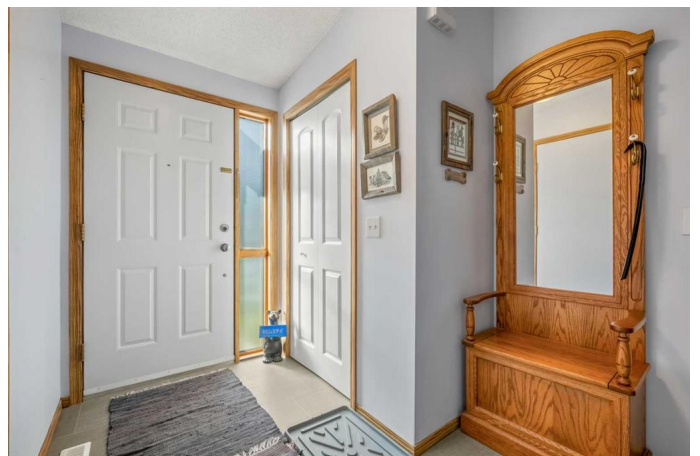
This immaculately kept complex features a serene setting with mature trees and a peaceful green space backing your unit. The complex had all-new roofs installed just two years ago, ensuring peace of mind for years to come.

Step inside this bright and neutral home offering just under 1,000 sq. ft. of stylish living space,.

with a cozy living room that features a charming gas fireplace and flows seamlessly to your private east-facing patio, offering tranquil views of the lush courtyard—ideal for relaxing or outdoor dining.

There is a well appointed kitchen with ample counter space, new appliances, fresh paint, updated kitchen cabinets with new hardware, microwave hood fan. New Lino tile in the kitchen and updated lighting throughout.

Upstairs, the large primary bedroom includes a walk-in closet, and the upper level boasts new upgraded carpet with 10 lb. underlay. There is a second bedroom currently used as an office. The renovated 4 piece bath has new luxury Vinyl Plank, new toilet, sink and shower feature. All poly-b plumbing has been professionally removed, adding to the home's value and reliability. The lower level has the laundry with a water softener, folding table and storage.



Enjoy the convenience of a single attached garage, plus parking on your front driveway. Visitor parking is just steps away for your guests.

Located in a prime location just a short walk to:  
Shawnessy Shopping Centre  
LRT Station, Cardel Rec Centre / YMCA  
Multiple schools and playgrounds  
This home truly offers the best of convenience, comfort, and location.

Built in 1995

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2262192      |
| Price          | \$388,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 931           |
| Acres          | 0.04          |
| Year Built     | 1995          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Level Split |
| Status         | Active        |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 147 Somervale Park Sw |
| Subdivision | Somerset              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 3J4               |

### **Amenities**

|                |               |
|----------------|---------------|
| Amenities      | None, Parking |
| Parking Spaces | 2             |

|              |                                                         |
|--------------|---------------------------------------------------------|
| Parking      | Front Drive, Garage Door Opener, Single Garage Attached |
| # of Garages | 1                                                       |

## Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home                                                                  |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Window Coverings, Water Softener |
| Heating           | Forced Air, Natural Gas                                                                             |
| Cooling           | None                                                                                                |
| Fireplace         | Yes                                                                                                 |
| # of Fireplaces   | 1                                                                                                   |
| Fireplaces        | Gas, Living Room, Mantle, Stone                                                                     |
| Has Basement      | Yes                                                                                                 |
| Basement          | Partially Finished, Partial                                                                         |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Courtyard, None                                      |
| Lot Description   | Cul-De-Sac, Gentle Sloping, Interior Lot, Landscaped |
| Roof              | Asphalt Shingle                                      |
| Construction      | Brick, Vinyl Siding, Wood Frame                      |
| Foundation        | Poured Concrete                                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 12                |
| Zoning         | M-CG d44          |
| HOA Fees       | 75                |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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