

# \$674,900 - 265 Somerside Park Sw, Calgary

MLS® #A2209079

## \$674,900

2 Bedroom, 3.00 Bathroom, 1,900 sqft

Residential on 0.10 Acres

Somerset, Calgary, Alberta

Walk-out corner lot & sides on park. 10'™ ceilings on the mainfloor. The seller has completed many updates & upgrades, such as a new deck, a new front porch, the Poly-B pipes have been replaced with PEX pipes (Red for hot water & white for cold water), 3 new faucets, 3 new toilet bowls, 3 new sinks, new paint, new hot water tank, The double attached garage is spacious & warm with drywall finished. It is a very safe neighbourhood, which makes it a perfect home for a growing family. 3 minutes to Samuel W. Shaw Elementary to Junior High School. And 7 minutes to Centennial High School. And only 7 minutes to the C-Train station. Please note that the washer, dryer & humidifier will be in as-is condition.

Built in 1996

## Essential Information

MLS® #	A2209079
Price	\$674,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,900
Acres	0.10
Year Built	1996
Type	Residential



Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	265 Somerside Park Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3G5

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	1

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 5th, 2025
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Days on Market	36
Zoning	R-CG

**Listing Details**

Listing Office	CIR Realty
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