



GRASSROOTS
REALTY GROUP

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265 Somerside Park SW
Calgary, Alberta

MLS # A2237947



\$649,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,900 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garag		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage		

Inclusions: Washer, dryer, and humidifier in as/is condition

Beautiful Walk-Out Home Backing onto Green Space & Park! Located in a quiet cul-de-sac with friendly neighbours, this home offers incredible value and thoughtful updates throughout. The walk-out basement opens to grade level, leading to a lovely patio and green space, perfect for outdoor enjoyment. It also sides onto a park, offering extra privacy and scenic views. Step into the 10-foot ceiling main floor that features an open layout, a welcoming front porch, and a balcony for added outdoor living. The upper level boasts a bonus room—ideal for a home office, playroom, and 2.5 bathrooms in total. Recent upgrades in 2024 include fresh interior paint, all toilet bowls, hot water tank, kitchen faucets, and PolyB pipes are fully replaced. Many appliances are just about 1 year new. Enjoy the convenience of being close to shopping centres, transit, and schools, while living in a peaceful and highly desirable area. Don't miss your chance to own this gem!