



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**7 Somervale Place SW**  
**Calgary, Alberta**

**MLS # A2239629**



**\$579,900**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	1,372 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Interior Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** None

Welcome to this Charming 2-bedroom + loft home in a quiet cul-de-sac in Somerset! Nestled behind mature evergreens for added privacy & curb appeal, this inviting two-storey offers over 1370sq ft above grade, a thoughtfully designed layout & room to grow with an unfinished basement. Step inside to a bright, open living space with large windows that fill the room with natural light. The spacious front living room flows into the dining area, while the kitchen offers plenty of cabinet space, classic white appliances & sliding doors to the backyard deck&mdash;perfect for summer BBQs & morning coffee. A 2-piece powder room completes the main floor. Upstairs, you&rsquo;ll find two generously sized bedrooms with large closets & a shared 4-piece bath. From the primary bedroom, a set of stairs leads up to a unique loft space&mdash;ideal as a home office, yoga retreat, or cozy reading nook&mdash;plus a open-to-below view of the primary bedroom. The basement is unfinished, offering endless potential for future development. Brand new garage, new roof and new siding. Located in the sought-after community of Somerset, you&rsquo;ll love the easy access to parks, pathways, top-rated schools, shopping, dining & the Somerset-Bridlewood LRT station&mdash;making commuting a breeze. With a family-friendly vibe, mature trees, and close proximity to the YMCA & Shawnessy amenities, this home is the perfect blend of comfort, convenience & community.