



**GRASSROOTS**  
REALTY GROUP

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

**162 Somervale Point SW**  
**Calgary, Alberta**

**MLS # A2255068**



**\$399,900**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,311 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 420

**LLD:** -

**Zoning:** M-CG d44

**Utilities:** -

**Inclusions:** Furniture are negotiable

\*\*\* OPEN HOUSE Saturday - September 13, 2025 - 2:00 pm to 4:00 pm & SUNDAY - September 14, 2025 - 3:00pm to 5:00 pm. \*\*\*  
Welcome to 162 Somervale Point SW – a bright, stylish, and move-in ready home in Somerset’s desirable 18+ complex! Step inside to soaring high ceilings and an open-concept main floor that feels spacious and inviting, complete with sliding doors that open to your very own private backyard living space – perfect for morning coffee, BBQs, or quiet evenings outdoors. Upstairs, you’ll find a LOFT- STYLE BONUS ROOM , a versatile space ideal for a home office, creative studio, cozy lounge, or even your personal home gym. With 2 BEDS & 2 FULL BATHS, thoughtful upgrades- new appliances (FRIDGE, WASHER & DRYER - 2022) and IMMEDIATE POSSESSION available. The furniture is negotiable, making it even easier to settle in seamlessly. This home truly has it all. The FRONT ATTACHED GARAGE with additional driveway parking makes everyday living convenient, while the location keeps you close to Somerset C-Train station , shopping, restaurants, YMCA, and beautiful parks. A perfect blend of comfort, lifestyle, and convenience – ready for you to call home