



**GRASSROOTS**  
REALTY GROUP

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**147 Somervale Park SW**  
**Calgary, Alberta**

**MLS # A2276473**



**\$375,000**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	931 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Front Drive, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Gentle Sloping, Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, See Remarks, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 316
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** Drapery Rods

Welcome to this Beautifully Maintained Somervale Park Townhome 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 access to the tranquil views of the lush courtyard—ideal for relaxing or outdoor dining. There is a well appointed kitchen with ample counter space, new stainless steel appliances, fresh paint, backslash, updated kitchen cabinets with new hardware and a 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 higher 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. The owner is meticulous and has everything that needs to be maintained in this unit done. Enjoy the convenience of a single attached garage, plus parking on your front driveway. Visitor parking is just around the corner 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.

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