



**193 Somerset Drive SW
Calgary, Alberta**

MLS # A2302301



\$540,000

Division:	Somerset		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,119 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

Located in the established community of Somerset, this 4-bedroom, 2.5-bathroom home presents a strong opportunity for buyers seeking value, location, and long-term potential. Offered as is, where is, the property is in good overall condition and features a functional layout with ample space for families, rental use, or future improvements. Conveniently situated just minutes from the Somerset–Bridlewood LRT station, with easy access to shopping, schools, parks, and major routes, the location offers excellent day-to-day convenience. Ideal for first-time buyers or investors, this is a well-located property with clear upside potential.