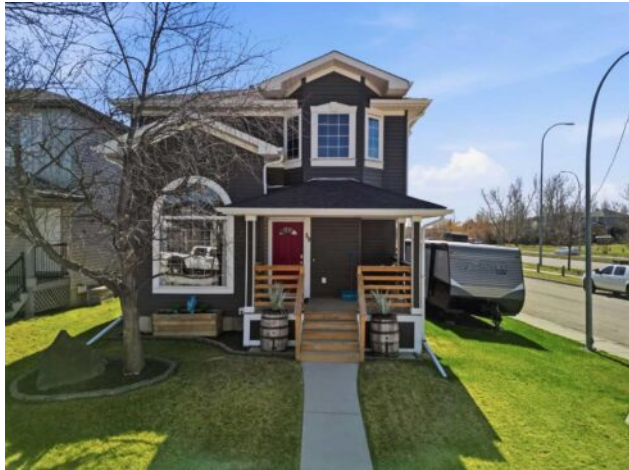




**59 Somerside Manor SW  
Calgary, Alberta**

**MLS # A2304700**



**\$565,000**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,308 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

JUDICIAL SALE&mdash;Incredible opportunity in Somerset! This property sits on a desirable corner lot and features a bright, open-to-below living room, creating an impressive, spacious ambiance. On the main floor, you will also find ample kitchen space with a dining area highlighted by a bay window; ideal for entertaining, along with a private office, a convenient half bath with laundry, and a back entrance. Upstairs includes a primary bedroom with ensuite, plus two additional bedrooms and a full bath. The fully finished basement provides a rec room, flex space currently used as a bedroom, and a 3-piece bath. Enjoy the landscaped front yard with enough space to park an RV and a newer front porch. The backyard features a newer deck and fenced yard, perfect for outdoor living. Freshened-up and maintained exterior includes the roof, siding, fascia, and eaves. Double detached garage! Located close to schools, parks, shopping, YMCA, LRT, and major routes, this home offers outstanding value and potential in a family-friendly community.