



**195 Somerglen Common SW
Calgary, Alberta**

MLS # A2304819



\$609,900

Division:	Somerset		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,237 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Garden, Lawn, Level, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: garden shed in the backyard, projector screen and sound system (as-is)

Situated on a desirable corner lot in the family-friendly community of Somerset, this fully finished 4-level split offers space, flexibility and standout upgrades—perfect for growing families or savvy buyers looking for value. Step inside to a bright, open floor plan enhanced by vaulted ceilings across the main and upper levels, creating an open, light-filled design. This home features a total of 3 bedrooms and 2.5 bathrooms, including two spacious primary bedrooms—each complete with its own private ensuite, offering a level of comfort and privacy that’s hard to find at this price point. The main living area flows effortlessly into the kitchen and dining space, while upgraded light fixtures give the home a clean, modern touch. The lower level boasts a large family room anchored by a cozy gas fireplace, ideal for relaxing in the evenings or entertaining guests. With a fully finished multi-level layout, there’s room for everyone to spread out and enjoy. Outside, the oversized backyard is a true highlight—featuring a large deck, plenty of green space, and the added benefit of a corner lot for extra parking, privacy and curb appeal. The attached double garage adds year-round convenience and functionality. Major updates have already been taken care of, including a newer roof (2022), newer siding (2022), and a brand new water heater, giving peace of mind for years to come. Close to schools, parks, shopping and the C-Train station, this move-in-ready home offers incredible value in one of southwest Calgary’s most established communities. Explore the nearby Fish Creek Park, walking paths, and shopping (a variety of options like Costco, Walmart and Superstore are a short drive away), recreation, and quick access to Stoney Trail for travel to the mountains or downtown. Families will appreciate the proximity to kids’

playgrounds, YWCA, public library, and additional shopping destinations like Sobeys, Staples and The Home Depot, making this an ideal location for everyday living. Call to book your private viewing today.