

# \$389,900 - 34 Somervale Park Sw, Calgary

MLS® #A2201304

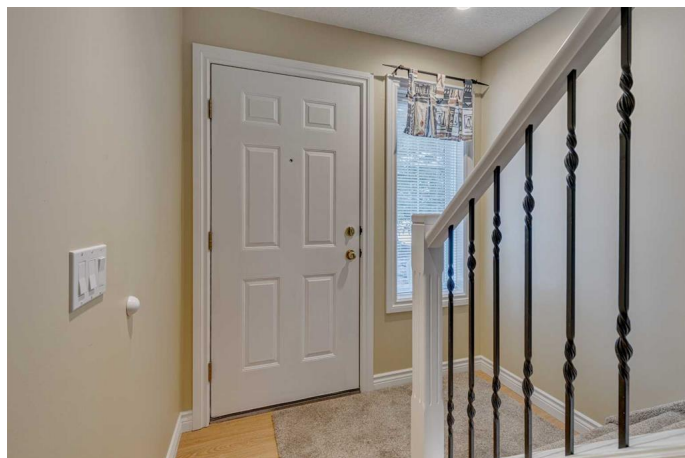
## \$389,900

2 Bedroom, 1.00 Bathroom, 1,016 sqft  
Residential on 0.06 Acres

Somerset, Calgary, Alberta

Charming Townhouse Backing onto Green Space with Single Attached Garage!

This beautiful home features a well laid out kitchen with full-height tile backsplash, a ceramic top stove, and sleek white shaker cabinetry. The kitchen flows seamlessly into the dining area and spacious living room, which is highlighted by glass patio doors leading to a private patio overlooking the serene park. Upstairs, you'll find two generous-sized bedrooms, including a master suite with a massive walk-in closet. Second bedroom and a renovated 4-piece bathroom. Additional features include recessed lighting, air conditioning, Vacuflo with attachments, and fresh paint throughout. New flooring has been installed, making this home move-in ready! Conveniently located near shopping and the Somerset C-Train station, this property is part of a well-maintained community with amenities such as a splash park, tennis court, basketball court, and playground. With its well-designed layout and pristine condition, this townhouse is the perfect place to call home.



Built in 1995

## Essential Information

MLS® #	A2201304
Price	\$389,900
Bedrooms	2
Bathrooms	1.00

Full Baths	1
Square Footage	1,016
Acres	0.06
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	34 Somervale Park Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3J4

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Laminate Counters, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 21st, 2025

Days on Market        12

Zoning                 M-CG

HOA Fees              75

HOA Fees Freq.        ANN

### **Listing Details**

Listing Office           RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.