

# \$424,900 - 36 Somervale Park Sw, Calgary

MLS® #A2250681

**\$424,900**

2 Bedroom, 3.00 Bathroom, 1,035 sqft

Residential on 0.05 Acres

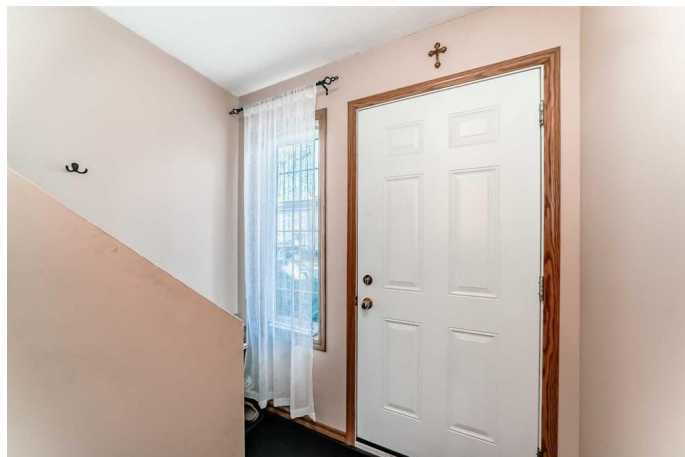
Somerset, Calgary, Alberta

This is a great starter home especially if you're not driving!! This is the right place for you!! This lovely Town Home located in the nice community of Somerset offers you a 2 good size Bedrooms , 2 Full Bathroom in the Upper Level and 1 three piece bath in the Fully developed Basement. The Location of this unit is so great! it's just few meters walk to the Somerset C-Train Station, Banks, shops, restaurant and more!! It also offers a Single Attached Garage with an extra parking on your drive way!! You have lots of visitors!! no problem about their parking.... visitors parking is just at front and aside, they can park in the c-train station too!! What are you waiting? Call your favorite realtor and book now your showing and be the first to show!!

Built in 1995

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2250681      |
| Price          | \$424,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,035         |
| Acres          | 0.05          |
| Year Built     | 1995          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 36 Somervale Park Sw |
| Subdivision | Somerset             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Y3J4               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Parking, Playground    |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, See Remarks                                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                   |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Gas, Living Room                                                                             |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full                                                                               |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Lighting                        |
| Lot Description   | Rectangular Lot                 |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 12                |

|                |          |
|----------------|----------|
| Zoning         | M-CG d44 |
| HOA Fees       | 75       |
| HOA Fees Freq. | ANN      |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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.