

# **\$398,000 - 38 Somervale Point Sw, Calgary**

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MLS® #A2251429

**\$398,000**

2 Bedroom, 3.00 Bathroom, 1,069 sqft

Residential on 0.07 Acres

Somerset, Calgary, Alberta

MASSIVE PRICE ADJUSTMENT, priced to SELL! Welcome to 38 Somervale Point, a rare opportunity to live in one of the nicest adult developments in the SW. This WALK OUT END UNIT VILLA offers over 2000 square feet of living, with a floor plan offering optimum comfort and convenience. Spacious main level boasts front flex room, perfect for formal dining, office or library, vaulted and airy living room with an open plan to the functional kitchen, and large master suite, complete with walk through closets and 3 piece ensuite. Lower level offers a huge second living room featuring gas fireplace, ample second bedroom, spacious flex room, and convenient 4 piece bath. Access the serene outdoor setting by the balcony on the main level or step out onto your private patio from the lower walk out level. Location is unbeatable, QUIET, close to shopping, LRT and parks, with no through traffic. Rarely do villas come up in this development, and with full walk out, this is truly an opportunity, with immediate possession available. Come and see what Somerset and Somervale Point have to offer, lovely home, fabulous location!

Built in 1997

## **Essential Information**

MLS® #                   A2251429

Price                     \$398,000



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,069         |
| Acres          | 0.07          |
| Year Built     | 1997          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Villa         |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 38 Somervale Point Sw |
| Subdivision | Somerset              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 3K4               |

### Amenities

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

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)                                  |
| Appliances        | Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                              |
| Cooling           | None                                                                                                 |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Gas, Great Room, Mantle                                                                              |
| Has Basement      | Yes                                                                                                  |
| Basement          | Finished, Full, Walk-Out                                                                             |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Balcony                                           |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Private |
| Roof              | Asphalt Shingle                                   |
| Construction      | Brick, Vinyl Siding, Wood Frame                   |
| Foundation        | Poured Concrete                                   |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 22                |
| Zoning         | M-CG d44          |
| HOA Fees       | 74                |
| HOA Fees Freq. | ANN               |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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