

# \$679,900 - 265 Somerside Park Sw, Calgary

MLS® #A2209079

**\$679,900**

2 Bedroom, 3.00 Bathroom, 1,900 sqft

Residential on 0.10 Acres

Somerset, Calgary, Alberta

Walk-out corner lot & sides on park. 10'™ ceilings on the mainfloor. The seller has completed many updates & upgrades, such as a new deck, a new front porch, the Poly-B pipes have been replaced with PEX pipes (Red for hot water & white for cold water), 3 new faucets, 3 new toilet bowls, 3 new sinks, new paint, new hot water tank, The double attached garage is spacious & warm with drywall finished. It is a very safe neighbourhood, which makes it a perfect home for a growing family. 3 minutes to Samuel W. Shaw Elementary to Junior High School. And 7 minutes to Centennial High School. And only 7 minutes to the C-Train station. Please note that the washer, dryer & humidifier will be in as-is condition.

Built in 1996

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209079    |
| Price          | \$679,900   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,900       |
| Acres          | 0.10        |
| Year Built     | 1996        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 265 Somerside Park Sw |
| Subdivision | Somerset              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 3G5               |

### Amenities

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                              |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front |
| # of Garages   | 1                                                                                              |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks  |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Gas, Living Room                                                                      |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Unfinished, Walk-Out                                                            |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony               |
| Lot Description   | Back Yard, Corner Lot |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 5th, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 26   |
| Zoning         | R-CG |

**Listing Details**

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

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