

\$630,000 - 78 Somervale Green Sw, Calgary

MLS® #A2204913

\$630,000

4 Bedroom, 3.00 Bathroom, 1,243 sqft
Residential on 0.10 Acres

Somerset, Calgary, Alberta

WATCH THE VIDEO! This home has so much VALUE and would be perfect to start your family, for a single parent w/ the mortgage helper option in the basement, for anyone w/ a home business, OR for a downsizer. With freshly painted walls, LVP floors & new baseboards all throughout, you have a front hall closet & youâ€™ll catch views of your living/dining room space. With a wall for your TV - your living room allows for multiple couch set-ups, 2 BIG SE-facing side windows w/ blinds & spot for a sideboard, bar cart or coffee station. Take a look at your fully renovated kitchen. Youâ€™ve got SS Samsung appliances, incl. a DOUBLE OVEN, a MIELE DISHWASHER, a window over your sink, a GARBURATOR & NEW classic shaker cabinets w/ wood interiors, an accented subway tile backsplash, contrasting quartz countertops & a barn door to match your counters that leads to your oversized pantry. Your kitchen is filled w/ natural light coming in from the sliding doors leading onto your upper deck w/ built-in blinds on both of these doors & your upper deck has just been painted. You have space for your BBQ + a large table, sectional or just for kids toys w/ views of your BIG backyard. You also have stairs leading to your lower patio. Finishing off this floor is your updated guest bathroom. Upstairs, you have your large primary bedroom w/ a His+Hers closet. Just outside is your shared 4-piece bathroom w/ an LED touch light mirror, new floor, vanity w/ quartz countertops + new



fixtures. To finish off this floor, you have 2 additional bedrooms, currently used as a kids bedroom & art studio - they would also make for a great office, a walk-in closet, you name it! These bedroom windows have SW exposure onto the cul-de-sac & you can appreciate your newer roof from here. You have a linen closet & your carpet is only 2yrs old. Downstairs, it smells like a brand new home w/ the newly re-finished basement. Heading downstairs, you'll reach a landing w/ your shared washer/dryer & you have a fully developed walk-out basement w/ an illegal suite. Perfect, if you'd like the option of having a permanent tenant, as a mother-in-law illegal suite, as a place that you could rent out occasionally on Airbnb, or for anyone w/ a home business. Offering a very comfortable floor plan w/ a newly finished bathroom, LVP floors, a large bedroom that is studio style & walks through into the basement's living space w/ these BIG windows + a BRAND NEW KITCHEN. This basement has its own entrance + its own lower patio & your pie lot backyard offers a blank canvas to get creative, I can imagine aspen columnar trees being planted & you've got space for gardeners to have fun, or for those seeking a low maintenance backyard to do the same. With a large shed & more than 180 degree exposure from NW to SE. You've got a double attached garage (w/ side door access), a SW-facing driveway (making shovelling easier) & best of all this location. Splash park, playgrounds, tennis courts, ALL levels of schooling, + C-train - Why wait?

Built in 1997

Essential Information

MLS® #	A2204913
Price	\$630,000
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,243
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	78 Somervale Green Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3K1

Amenities

Amenities	Park, Picnic Area, Playground, Recreation Facilities, Racquet Courts
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Secured, Enclosed
# of Garages	2

Interior

Interior Features	Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage
Appliances	Dishwasher, Double Oven, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Balcony, Basketball Court, Private Entrance, Storage
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac,

Few Trees, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot, Close to Clubhouse

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 27th, 2025
Days on Market	7
Zoning	R-CG
HOA Fees	74
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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