

# \$649,900 - 76 Somerside Grove Sw, Calgary

MLS® #A2205740

**\$649,900**

3 Bedroom, 4.00 Bathroom, 1,304 sqft  
Residential on 0.10 Acres

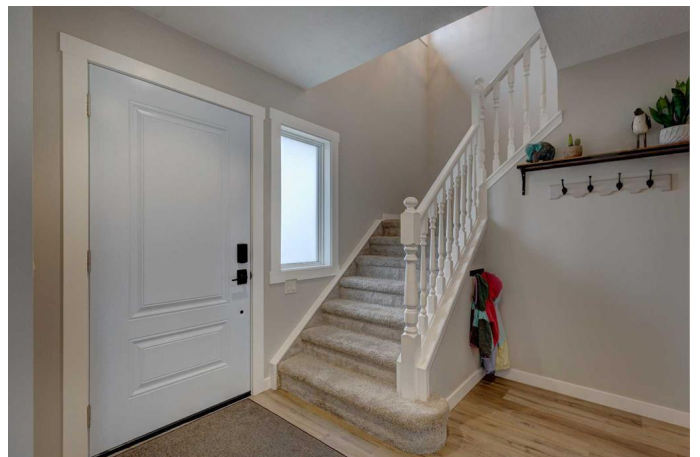
Somerset, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY APRIL 12**

**FROM 2:00 - 4:00 PM\*\*** WOW! Looking for a  
"move in ready" home in the awesome  
neighbourhood of Somerset with the best  
neighbours? Well this one is not only a beauty  
but in a great location! Somerset is known for  
its friendly atmosphere, schools, water park for  
the kids & pride of ownership. Well connected  
by public transportation with  
Somerset-Bridlewood C-Train situated close to  
the community and with major bus routes  
throughout.

And this home shows pride of ownership and it  
is evident everywhere! Starting with the  
exterior a brand new front door to welcome  
you into your new home. Windows 2024, Roof  
and Siding 2022 & Central Air 2023.

And the inside is just as upgraded. This 3  
bedroom, 3.5 bath exudes modern everything!  
Foyer is large, no crowding here. The entire  
home was painted in 2023 with modern paint  
colours, big living room with 3 picture windows  
that bring in a ton of sunlight. New luxury vinyl  
plank throughout, kitchen has new quartz  
countertop, backsplash and new undermount  
sink. Kitchen has stainless appliances with  
new Bosch dishwasher. And the big pantry  
helps to keep your kitchen organized. Beside  
the kitchen is the dining area big enough to  
host those family gatherings. Main floor also  
has a ½ bath as well as laundry. Upper level  
has 3 bedrooms with primary boasting good  
size closet and ensuite. The other 2 bedrooms  
overlook the backyard. A full bath completes



the upper level.

The basement is fully finished with rec room area, play area and full bathroom. The furnace room allows for lots of extra storage.

The back deck is private and leads down to the garage. There is still loads of room for the kids/dogs to roam around. And a bonusâ€”the play structure stays. The oversized double garage is drywalled with electric heater and Epoxy flooring. A mechanics dream!

Basement, garage & deck have been permitted. Come take a peek, you won't be disappointed!

Built in 1999

### Essential Information

MLS® #	A2205740
Price	\$649,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,304
Acres	0.10
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	76 Somerside Grove Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3V2

### Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Cul-De-Sac
Roof	Asphalt
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	April 9th, 2025
Days on Market	13
Zoning	R-CG
HOA Fees	76
HOA Fees Freq.	ANN

### Listing Details

Listing Office	TREC The Real Estate Company
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