



**9 Somerside Crescent SW
Calgary, Alberta**

MLS # A2297148

\$654,900



Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,775 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Open House: 2-4pm May 9, Saturday. New Updates completed April 11&12: brand new carpet and fresh paint on upper floor-now offered at the same listing price! Enjoy abundant natural light with a SOUTH-facing living room and backyard—a highly sought-after feature in the beautiful community of Somerset. This well-maintained home offers 3+1 BEDROOMS ABOVE GRADE and 3.5 bathrooms, combining comfort, functionality, and flexibility for modern family living. The main floor features a bright open-concept layout with new waterproof laminate flooring, stylish white kitchen cabinetry, and new quartz countertops. The kitchen flows seamlessly into a generous family-sized dining area and an inviting living room complete with a cozy fireplace—perfect for everyday living and entertaining. All APPLIANCES are LESS THAN 5 years old, and the FURNACE was REPLACED in 2024, providing peace of mind for years to come. Convenient main floor laundry adds to the home’s practicality. Upstairs, you’ll find a spacious primary bedroom with a large closet and a private 4-piece ensuite. The bright bonus room offers the perfect space for a media room or children’s play area—and with the addition of a door, it can easily function as a 4th bedroom, offering added flexibility for a growing family or guests. The basement is well on its way to completion, with drywall already finished and a full 4-piece bathroom in place. Step outside to enjoy the large south-facing deck and yard—ideal for relaxing, entertaining, and soaking up the sun. Located in a quiet neighbourhood close to parks, schools, and amenities, this home is an exceptional opportunity for families seeking space, comfort, and versatility.

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