



GRASSROOTS

REALTY GROUP

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**42 Somerside Place SW
Calgary, Alberta**

MLS # A2299458



\$615,000

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,449 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

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

Inclusions: N/A

Open house Sunday 12pm-2pm April 26, 2026. Excellent house that was newly renovated in March 2026 has One year warranty! Brand new kitchen. new bathroom top, new lightings, new screen door, new thermostat, new flooring and new wall paintings. All new electrical plugs and switches. All new door handles etc. 3-bedroom plus den, 2.5 bath with attached double garage. The main floor features a bright and sunny living room and boasts big sized windows to give you an unobstructed open view of the playground and the park. Supper large backyard directly connected to the playground and park. The upper floor offers 3 good sized bedrooms, fully carpeted with plenty of sunshine as well. The primary bedroom with a 4 pieces en-suite and large walk-in closet. The other two bedrooms also feature walk-in closets. The basement gives you plenty of space with a large recreation room, plenty of storage space and laundry area. This vibrant community is known well for being a friendly and family-oriented area with plenty of parks, green spaces, walking paths and the ever-welcomed Somerset Water Park. Somerset School (K-G6), Samuel W. Shaw School (G5-G9) and Father Doucet School (kindergarten, K-G6) are in 15 minutes walking away. Bus stop is at just out of the circle. Easy access to public transportation, schools, shopping and restaurants makes it an ideal fit for you and your family.