



**193 Somerset Drive SW
Calgary, Alberta**

MLS # A2302301



\$530,000

Division:	Somerset		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,119 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Laminate Counters, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

Located in the established community of Somerset, this 4-bedroom, 2.5-bathroom home offers excellent value, location, and long-term potential. Offered as is, where is, the property is in good overall condition and features a functional layout with ample space for families or future improvements. Just minutes from the Somerset–Bridlewood LRT Station, the home provides direct transit access to downtown, with a bus stop conveniently located just steps from the property offering service including Route 14 and Route 52. Daily essentials are close by at Shawnessy Towne Centre, including major retailers such as Real Canadian Superstore, Walmart, Safeway, restaurants, and a wide range of services. Families will appreciate proximity to Somerset School, Samuel W. Shaw School, and Bishop O'Byrne High School, along with multiple nearby daycare and childcare options within Somerset and surrounding communities. Outdoor and lifestyle appeal is enhanced by nearby Fish Creek Provincial Park and the Shawnessy YMCA. With quick access to Macleod Trail and Stoney Trail, this is a well located opportunity in a mature, amenity rich community ideal for first time buyers or those looking to add value.