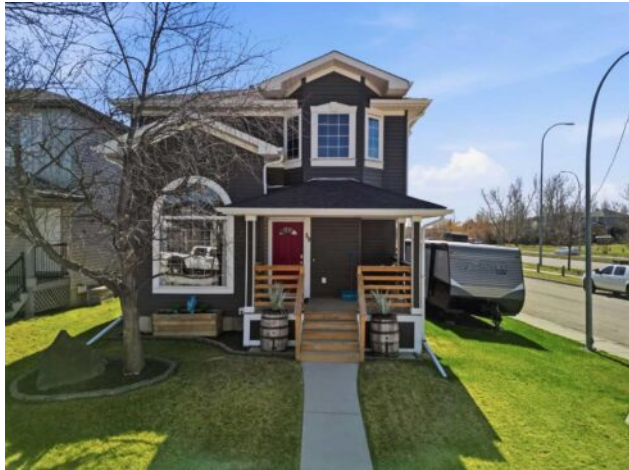




**59 Somerside Manor SW
Calgary, Alberta**

MLS # A2304700



\$565,000

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,448 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

JUDICIAL SALE— Sold as is. Incredible opportunity in Somerset! This property sits on a desirable corner lot and features a bright, open-to-below living room, creating an impressive, spacious ambiance. On the main floor, you will also find ample kitchen space with a dining area highlighted by a bay window; ideal for entertaining, along with a private office, a convenient half bath with laundry, and a back entrance. Upstairs includes a primary bedroom with ensuite, plus two additional bedrooms and a full bath. The fully finished basement provides a rec room, flex space currently used as a bedroom, and a 3-piece bath. Enjoy the landscaped front yard with enough space to park an RV and a newer front porch. The backyard features a newer deck and fenced yard, perfect for outdoor living. Freshened-up and maintained exterior includes the roof, siding, fascia, and eaves. Double detached garage! Located close to schools, parks, shopping, YMCA, LRT, and major routes, this home offers outstanding value and potential in a family-friendly community.