



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**147 Somervale Park SW
Calgary, Alberta**

MLS # A2305082



\$354,500

Division:	Somerset		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	931 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	1
Garage:	Front Drive, Garage Door Opener, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Cul-De-Sac, Gentle Sloping, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 316
Basement:	Partial	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Walk-In Closet(s)		

Inclusions: BBQ

Welcome to your perfect first home in Somervale Park! This stylish and move-in-ready townhome offers just under 1,000 sq. ft. of bright, comfortable living space—ideal for young professionals, couples, or anyone looking to step into homeownership. Great price and VERY low condo fees. A very well run complex. The main floor features a cozy living room with a gas fireplace—perfect for relaxing nights in—and easy access to your private east-facing patio. Whether it’s morning coffee or summer hangouts, this outdoor space overlooking the quiet, green courtyard is a total bonus. The kitchen has been fully refreshed with stainless steel appliances, updated cabinets and hardware, a modern backsplash, fresh paint, and new flooring—so you can move in without lifting a finger. Upstairs, you’ll find a spacious primary bedroom with a walk-in closet, plus a second bedroom that works perfectly as a home office, guest room, or roommate setup. The updated 4-piece bathroom features new luxury vinyl plank flooring and modern fixtures, giving it a clean, contemporary feel. You’ll also love the brand-new carpet upstairs with upgraded underlay—super comfy and quiet. Major updates like the full removal of Poly-B plumbing mean peace of mind for years to come—no big-ticket surprises here. Plus there were new roofs recently installed 2 years ago. The lower level includes a functional laundry area with extra storage, while the single attached garage + driveway parking make daily life easy (especially in winter), and visitor parking either way from the unit. The C-Train is steps away but far enough that you don’t have the noise. Set in a quiet, well-maintained complex with mature trees and green space right outside your door, this is a home you can feel confident in. Great neighbours. And the location?

It's hard to beat. You're just minutes from Shawnessy Shopping Centre, the LRT, Cardel Rec Centre/YMCA, plus tons of shops, gyms, and places to eat. If you've been waiting for the right starter home—this is it. Stylish, affordable, and in a great location.