



93 Somerglen Park SW
Calgary, Alberta

MLS # A2308162



\$750,000

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,827 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Irregular Lot		

Heating: Forced Air

Water: -

Floors: Carpet, Laminate, Other

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Mixed

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Granite Counters

Inclusions: N/A

Situated in the established and highly desirable community of Somerset, this beautifully updated two-story home with a legal walkout basement is a rare opportunity, perfect for both first-time buyers and investors. The exterior was completely redone in 2023 with new siding, window trim, and roof, and is complemented by a new furnace installed in 2021. Inside, the entire home has been freshly painted, creating a clean, modern ambiance. The nicely landscaped front and backyard showcase mature trees, apple and berry plants, and a concrete walkway that leads to the walkout basement entrance. On the main floor, you are welcomed by a high-ceiling foyer at the entrance, creating an open and inviting first impression. The layout features an open-concept, spacious and bright living room with corner fireplace, a bright dining area, and kitchen, providing an excellent space for everyday living. You can enjoy morning sunshine in the covered patio, creating a perfect spot for coffee, relaxation, or casual outdoor dining. A convenient mud room connects the interior to the attached two-car garage, adding everyday practicality and extra storage. An office is ideally located at the front of the home with large windows facing the street, making it perfect for working from home or as a quiet study area. The renovated kitchen is equipped with quartz countertops and a modern backsplash, and the main floor is finished with luxury vinyl flooring for durability and style. The second floor offers a comfortable family layout. The primary bedroom is generous in size and includes a large window for plenty of natural light, a well-appointed ensuite with his-and-hers sinks, a separate bathtub and shower, and a walk-in closet. Two additional decent-sized bedrooms and a second bathroom provide flexibility for children, guests, or additional office space, depending on your needs. The legal

two-bed walkout basement suite adds tremendous value to this property. It is currently rented for \$1,550/month with a lease in place until July, providing an immediate mortgage helper for the new owner. This rental unit is exceptionally desirable due to its close proximity to the Somerset LRT station, YMCA, shopping, and schools. The suite features large windows that make the space bright and spacious, two bedrooms (one with a walk-in closet), its own washer and dryer, and a separate mailbox! The layout includes a functional kitchen with a small island, a comfortable living room, and a dining nook, all with a private walkout entrance accessed via a concrete walkway. This house offers a turnkey living experience in a sought-after neighborhood, with the added benefit of a legal income-generating suite. It is an excellent opportunity for a buyer looking for a well-maintained family home with strong investment potential. RMS MEASUREMENT DONE BY FOOTHILLS REAL ESTATE MEDIA