



**13 Somerset Gate SW  
Calgary, Alberta**

**MLS # A2318838**



**\$629,900**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,447 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Awning

Welcome to this beautifully maintained walk-up bungalow offering nearly 2,600 sq. ft. of developed living space in the highly sought-after community of Somerset. Rarely do walkout bungalows become available in such a convenient location, offering the perfect blend of main-floor living, abundant natural light, and versatile space for families, downsizers, or multi-generational living. The bright and inviting main floor features soaring vaulted ceilings, large windows, and an open-concept design that creates a warm and spacious atmosphere. The well-appointed kitchen offers ample cabinetry, generous counter space, a central island, and newer appliances, flowing seamlessly into the dining and living areas. Step outside to the sunny upper deck overlooking the private backyard, complete with a retractable awning for added comfort during summer afternoons. The spacious primary bedroom retreat features a walk-in closet and private ensuite bathroom. A front flex room provides endless possibilities as a home office, formal dining room, or reading lounge. Main-floor laundry and a convenient powder room complete the level. The fully developed walkout lower level is filled with natural light and offers exceptional additional living space, featuring two generously sized bedrooms, a full bathroom, a large recreation room, and direct access to the backyard. Whether hosting guests, creating a hobby space, or accommodating extended family, this level provides outstanding flexibility. Pride of ownership is evident throughout. Recent updates include a newer roof, siding, garage door, while five triple-pane windows have been upgraded for improved efficiency. For added peace of mind, the Poly-B plumbing has been fully replaced. Situated just steps from parks, playgrounds, tennis courts, community gardens, and the Somerset splash park, this home also offers exceptional access to transit,

shopping, schools, Fish Creek Provincial Park, and major roadways, including Stoney Trail. The Somerset-Bridlewood LRT station is just minutes away, making commuting simple and convenient. This rare bungalow combines comfort, functionality, and an unbeatable location—an exceptional opportunity in one of Calgary's most desirable southwest communities.