



**9 Somerside Crescent SW
Calgary, Alberta**

MLS # A2321644



\$624,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,775 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Enjoy abundant natural light with a SOUTH-facing living room and backyard—a highly sought-after feature in the beautiful community of Somerset. No Poly-B piping, offering peace of mind and potential savings of ten thousands dollars in replacement costs. Offering 3+1 BEDROOMS ABOVE GRADE and 3.5 bathrooms, combining comfort, functionality, and flexibility for modern family living. The main floor features a bright open-concept layout with new waterproof laminate flooring, stylish white kitchen cabinetry, and new quartz countertops. The kitchen flows seamlessly into a generous family-sized dining area and an inviting living room complete with a cozy fireplace—perfect for everyday living and entertaining. All APPLIANCES are LESS THAN 5 years old, and the FURNACE was REPLACED in 2024, providing peace of mind for years to come. Convenient main floor laundry adds to the home’s practicality. Upstairs, brand new carpet and fresh paint, you’ll find a spacious primary bedroom with a large closet and a private 4-piece ensuite. The bright bonus room offers the perfect space for a media room or children’s play area—and with the addition of a door, it can easily function as a 4th bedroom, offering added flexibility for a growing family or guests. The basement is well on its way to completion, with drywall already finished and a full 4-piece bathroom in place. Step outside to enjoy the large south-facing deck and yard—ideal for relaxing, entertaining, and soaking up the sun. Located in a quiet neighbourhood close to parks, schools, and amenities, this home is an exceptional opportunity for families seeking space, comfort, and versatility.