



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

30 Somerside Manor SW
Calgary, Alberta

MLS # A2329298



\$699,900

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,603 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Cleared, Gentle Sloping,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Electric stove, hood-fan, refrigerator, washer , dryer in the basement		

Open House July 18th 1-4PM! Exceptional value! A rare find in Somerset: a fully renovated detached home backing onto open green space, featuring a legal walkout rental suite. The home boasts a warm, light-toned interior, an open and functional layout, and a bright, welcoming atmosphere. The main floor features a soaring foyer and an open-concept living area connecting the kitchen and dining room; sliding doors from the dining area lead to a spacious deck overlooking the open green space and walking paths. The brand-new kitchen is equipped with white cabinetry, quartz countertops, and stainless steel appliances, while a convenient 2 pc bathroom—complete with a washer and dryer—sits nearby. Upstairs, you are greeted by a spacious, south-facing bonus room enhanced by a vaulted ceiling that creates an airy feel. Three bedrooms occupy the other side of the floor; the primary suite includes a 4-piece ensuite, while the other two bedrooms share a full bathroom. The basement offers a fully equipped, legal one-bedroom rental suite featuring new flooring and fresh paint, along with its own full kitchen and laundry facilities. The suite's bedroom and living area offer unobstructed views of the adjacent park, with its lush trees and rolling lawns. Situated on one of the best lots in Somerset, the home offers excellent privacy with no rear neighbors, making the rental unit highly desirable. The property offers 1,604 square feet of above-grade living space plus a 544-square-foot basement and an insulated attached double garage. Ideally located near various amenities with easy access to major thoroughfares, this home is perfect for a young family to live-up-rent-down or a big family with extended members. Upgrades include hot water tank (2026), roof shingles (2018). most Poly -B replaced.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of Grand Realty. Information is believed to be reliable but not guaranteed.