



GRASSROOTS
REALTY GROUP

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138 Somerglen Common SW
Calgary, Alberta

MLS # A2338513



\$597,500

Division:	Somerset		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,614 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Garden, Interior Lot, Lawn, No Neighbours Behind, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Blinds

| ** OPEN HOUSE SATURDAY SEPT 26 at 1-3PM** | Welcome to 138 Somerglen Common SW, a bright and functional detached home in the established southwest Calgary community of Somerset. Thoughtfully updated where it counts, this home features an updated kitchen, newer main floor flooring, new carpet upstairs installed last summer, and new central A/C installed in May 2026. The main floor offers a welcoming living room with fireplace, dedicated dining area, and bright white kitchen with stainless steel appliances and great workspace. Upstairs, the family-friendly layout includes comfortable bedrooms plus a bonus room for a playroom, home office, homework zone, or second living area. Outside, enjoy a fenced backyard with space for kids, pets, BBQs, gardening, and summer evenings. The unfinished basement adds storage now and future development potential. For families and commuters, the location is a standout: about a block from Somerset School, a few blocks from Somerset Park with playgrounds, tennis courts, basketball courts, green space, and a splash park/water park, plus approximately 6 minutes to Somerset-Bridlewood LRT Station. With a double attached garage plus easy access to shopping, pathways, and major routes, this Somerset Calgary home offers comfort, function, community, and long-term resale confidence.