

# \$589,900 - 39 Somerside Common Sw, Calgary

MLS® #A2211945

**\$589,900**

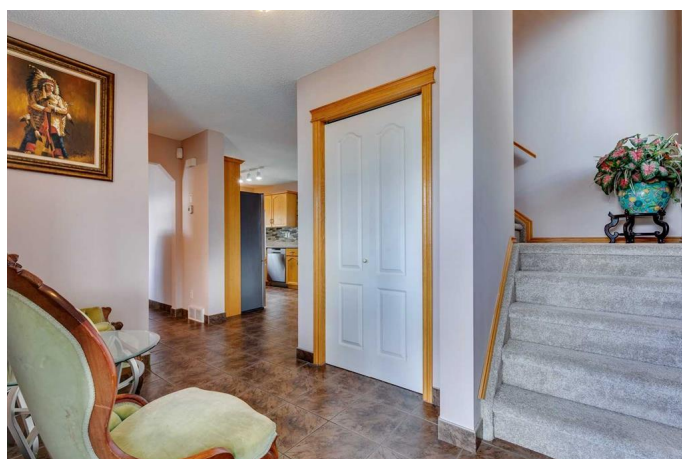
4 Bedroom, 4.00 Bathroom, 1,444 sqft

Residential on 0.09 Acres

Somerset, Calgary, Alberta

**\*OPEN HOUSE SATURDAY APRIL 19, 2 - 4:30 PM\*** Welcome to the perfect family haven in the heart of Somerset! Tucked away on a quiet street, this fully developed two-storey home offers space, comfort, and charm in equal measure. The welcoming front porch sets the tone, while the thoughtful layout is ideal for a growing family, featuring 4 spacious bedrooms and 3.5 bathrooms. Step inside to a generous foyer, large enough for a cozy reading nook or sitting area. The bright and airy living room, with a picture window overlooking the private backyard, is the perfect spot to relax. The kitchen features a stylish tile backsplash, durable tile flooring, and stainless steel appliances - seamlessly connected to the dining area for effortless entertaining. Sliding doors lead to a large deck, extending your living space outdoors for summer barbecues and quiet evenings.

Upstairs, you'll find three large bedrooms with plenty of closet space. The primary retreat boasts a private ensuite and a walk-in wardrobe closet. The professionally finished basement adds even more flexibility with a family room, full bathroom, guest bedroom/home office, and space for a home gym. Additional features include a main floor laundry room, an expansive backyard, and a double detached garage with back lane access. Recent upgrades - fresh paint, newer carpet upstairs, new roof, siding and an overhead garage door replacement a few years ago, are an added bonus! Just steps



from scenic walking paths, parks, playgrounds, and the popular Somerset Waterpark & Tennis Courts, this home is close to everythingâ€”schools, shopping, restaurants, C-Train access, and major roadways. This is more than just a houseâ€”itâ€™s a lifestyle your whole family will love. Book your private showing today!

Built in 1999

### Essential Information

MLS® #	A2211945
Price	\$589,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,444
Acres	0.09
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	39 Somerside Common Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3M9

### Amenities

Amenities	Other, Picnic Area, Playground
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	74
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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