

# \$630,000 - 78 Somervale Green Sw, Calgary

MLS® #A2204913

**\$630,000**

4 Bedroom, 3.00 Bathroom, 1,243 sqft  
Residential on 0.10 Acres

Somerset, Calgary, Alberta

WATCH THE VIDEO! This home has so much VALUE and would be perfect to start your family, for a single parent w/ the mortgage helper option in the basement, for anyone w/ a home business, OR for a downsizer. With freshly painted walls, LVP floors & new baseboards all throughout, you have a front hall closet & you'll catch views of your living/dining room space. With a wall for your TV - your living room allows for multiple couch set-ups, 2 BIG SE-facing side windows w/ blinds & spot for a sideboard, bar cart or coffee station. Take a look at your fully renovated kitchen. You've got SS Samsung appliances, incl. a DOUBLE OVEN, a MIELE DISHWASHER, a window over your sink, a GARBURATOR & NEW classic shaker cabinets w/ wood interiors, an accented subway tile backsplash, contrasting quartz countertops & a barn door to match your counters that leads to your oversized pantry. Your kitchen is filled w/ natural light coming in from the sliding doors leading onto your upper deck w/ built-in blinds on both of these doors & your upper deck has just been painted. You have space for your BBQ + a large table, sectional or just for kids toys w/ views of your BIG backyard. You also have stairs leading to your lower patio. Finishing off this floor is your updated guest bathroom. Upstairs, you have your large primary bedroom w/ a His+Hers closet. Just outside is your shared 4-piece bathroom w/ an LED touch light mirror, new floor, vanity w/ quartz countertops + new



fixtures. To finish off this floor, you have 2 additional bedrooms, currently used as a kids bedroom & art studio - they would also make for a great office, a walk-in closet, you name it! These bedroom windows have SW exposure onto the cul-de-sac & you can appreciate your newer roof from here. You have a linen closet & your carpet is only 2yrs old. Downstairs, it smells like a brand new home w/ the newly re-finished basement. Heading downstairs, you'll reach a landing w/ your shared washer/dryer & you have a fully developed walk-out basement w/ an illegal suite. Perfect, if you'd like the option of having a permanent tenant, as a mother-in-law illegal suite, as a place that you could rent out occasionally on Airbnb, or for anyone w/ a home business. Offering a very comfortable floor plan w/ a newly finished bathroom, LVP floors, a large bedroom that is studio style & walks through into the basement's living space w/ these BIG windows + a BRAND NEW KITCHEN. This basement has its own entrance + its own lower patio & your pie lot backyard offers a blank canvas to get creative, I can imagine aspen columnar trees being planted & you've got space for gardeners to have fun, or for those seeking a low maintenance backyard to do the same. With a large shed & more than 180 degree exposure from NW to SE. You've got a double attached garage (w/ side door access), a SW-facing driveway (making shovelling easier) & best of all this location. Splash park, playgrounds, tennis courts, ALL levels of schooling, + C-train - Why wait?

Built in 1997

### **Essential Information**

MLS® #	A2204913
Price	\$630,000
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,243
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	78 Somervale Green Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3K1

### **Amenities**

Amenities	Park, Picnic Area, Playground, Recreation Facilities, Racquet Courts
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Secured, Enclosed
# of Garages	2

### **Interior**

Interior Features	Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage
Appliances	Dishwasher, Double Oven, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Balcony, Basketball Court, Private Entrance, Storage
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac,

Few Trees, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot, Close to Clubhouse

Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 27th, 2025  
Days on Market 10  
Zoning R-CG  
HOA Fees 74  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office RE/MAX First

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