

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

MLS® #A2211945

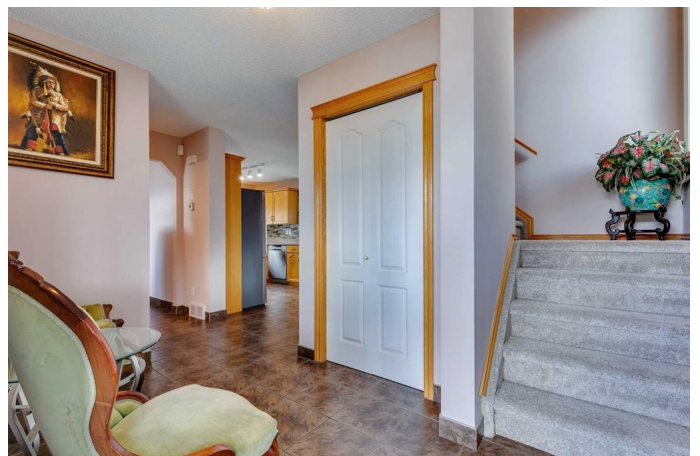
\$589,900

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	3
Zoning	R-CG
HOA Fees	74
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.