

# \$400,000 - 147 Somervale Park Sw, Calgary

MLS® #A2257884

**\$400,000**

2 Bedroom, 1.00 Bathroom, 959 sqft

Residential on 0.00 Acres

Somerset, Calgary, Alberta

Enjoy this beautifully renovated unit.. All new flooring throughout.. with tastefully updated colors. Laminate tile flooring in the kitchen area is easy clean up and reliable as is the laminate flooring through the living room to the nice rear east patio. The kitchen was all professionally repainted with new hand pulls, updated back splash and lighting. All appliances were replaced recently including an upscale refrigerator.. top of the line dishwasher and high quality hood fan microwave. Carpet was replaced recently and is in very good condition with nothing needing repair. The upstairs bath was also redone to match the kitchen finishing and is clean and in good condition. The whole place including trim was repainted and is in excellent condition with no marks or scuffs.. The layout was changed to open up the kitchen area to the living room to give this unit a more open feeling than those that didn't do this modification. Laundry just a few steps down with convenient built in folding table for clothes. Included water softener will keep the toilets from and fixtures from scaling. The recent high end laundry equipment is included. POLY B ALL REMOVED AND REPLACED WITH PEX AT A CONSIDERABLE EXPENSE.. WILL REDUCE YOUR INSURANCE PREMIUMS. The attached garage keeps your car warm in the winter as it is insulated and provides plenty of storage too. Additional parking is allowed on your front driveway as well as visitor parking is conveniently located just a few meters away



for guests.. YOU HAVE A 5 MINUTE WALK  
TO THE C TRAIN FROM HERE.. the location  
couldn't be better for those that work  
downtown. This is about as close as you can  
be with a townhome to the many grocery  
stores and coffee shops. Quick and easy  
access to everything. Great for first time  
buyers who need no repairs to come..  
Possession is flexible.. come and see us  
today!

Built in 1995

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2257884      |
| Price          | \$400,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 959           |
| Acres          | 0.00          |
| Year Built     | 1995          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 147 Somervale Park Sw |
| Subdivision | Somerset              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 3J4               |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Parking               |
| Utilities      | Electricity Connected |
| Parking Spaces | 2                     |

|              |                                   |
|--------------|-----------------------------------|
| Parking      | Insulated, Single Garage Attached |
| # of Garages | 1                                 |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener |
| Heating           | Forced Air, Natural Gas                                                                     |
| Cooling           | None                                                                                        |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 1                                                                                           |
| Fireplaces        | Gas, Living Room, Mantle, Masonry                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | Partial, Partially Finished                                                                 |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Courtyard       |
| Lot Description   | See Remarks     |
| Roof              | Asphalt         |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 1                    |
| Zoning         | M-CG d44             |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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