

147 Somervale Park SW
Calgary, Alberta

MLS # A2276473



\$365,500

Division:	Somerset		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	931 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	1
Garage:	Front Drive, Garage Door Opener, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Cul-De-Sac, Gentle Sloping, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 316
Basement:	Partial	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Walk-In Closet(s)		

Inclusions: Drapery Rods

Welcome to this Beautifully Maintained Somervale Park Townhome. Step inside this bright and neutral home offering just under 1,000 sq. ft. of stylish living space with a cozy living room that features a charming gas fireplace and flows seamlessly to your private east-facing patio offering access to the tranquil views of the lush courtyard—ideal for relaxing or outdoor dining. There is a well appointed kitchen with ample counter space, new stainless steel appliances, fresh paint, backslash, updated kitchen cabinets with new hardware and a microwave hood fan. New Lino tile in the kitchen and updated lighting throughout. Upstairs, the large primary bedroom includes a walk-in closet, and the upper level boasts new upgraded carpet with 10 lb. underlay. There is a second bedroom currently used as an office. The renovated 4 piece bath has new luxury Vinyl Plank, new higher toilet, sink and shower feature. All poly-b plumbing has been professionally removed, adding to the home's value and reliability. The lower level has the laundry with a water softener, folding table and storage. The owner is meticulous and has everything that needs to be maintained in this unit done. Enjoy the convenience of a single attached garage, plus parking on your front driveway. Visitor parking is just around the corner for your guests. This well kept complex features a serene setting with mature trees and a peaceful green space backing your unit. The complex had all-new roofs installed just two years ago, ensuring peace of mind for years to come. Located in a prime location just a short walk to: Shawnessy Shopping Centre LRT Station, Cardel Rec Centre / YMCA. Multiple schools and playgrounds This home truly offers the best of convenience, comfort, and location.