587-899-3773
justin@realtyaces.ca

110 Somervale Point SW
Calgary, Alberta

MLS # A2352836

$393,000

Division:	Somerset		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,097 sq.ft.	**Age:**	1997 (29 yrs old)
Beds:	3	**Baths:**	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, M		

Heating:	Central	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 420
Basement:	Full	**LLD:**	-
Exterior:	Brick, Vinyl Siding, Wood Frame	**Zoning:**	M-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: Refrigerator in the basement

Welcome to 110 Somervale Pointe SW! Offering over 2,100 sq ft of total developed living space in a highly desirable 18+ adult living complex, this sprawling 3-bedroom, 2-bathroom half-duplex bungalow sits on one of the largest lots in the development and seamlessly pairs extensive mechanical peace of mind with an unbeatable south Calgary lifestyle. The light-filled, open-concept main floor features soaring vaulted ceilings over the primary living area and an abundance of massive windows that flood the unit with natural light. The functional kitchen comes fully equipped with sleek stainless steel appliances, a great-sized pantry, and plenty of counter space for easy meal prep, while two spacious bedrooms complete the main level. Thoughtfully designed for effortless, accessible living, the primary suite includes an ensuite with a spacious roll-in/walk-in shower, complemented by low-maintenance composite decks with entry ramps at both the front and rear entrances. Downstairs, the fully finished basement expands your living space with a huge rec room, a built-in bar perfect for hosting, a massive third bedroom, and tons of extra storage space. Best of all, you can move in with total confidence and zero immediate capital maintenance knowing all Poly-B plumbing has been completely replaced, alongside a newer furnace, newer hot water tank, and added central air conditioning to keep you cool all summer long. Step outside to enjoy your private, peaceful rear deck overlooking a lush, expansive green space with a sunny south-facing backyard exposure—perfect for relaxing without the burden of upkeep, as condo fees include complete exterior maintenance, lawn care, and snow removal for a true turn-key, lock-and-leave lifestyle. Commuting is a breeze with the Somerset-Bridlewood C-Train station just a short walk away for direct access downtown, while

quick connections to Stoney Trail make driving across the city or escaping to the mountains completely effortless. Just minutes down the street, Shawnessy Town Centre provides complete lifestyle convenience with Walmart, Home Depot, landmark dining, cafes, banks, fitness centers, and movie theaters all practically in your backyard. Complete with a generous attached single garage and private driveway, this exceptional half-duplex offers a rare blend of full accessibility, adult living, and premier community connectivity. Book your private walkthrough today!

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of eXp Realty. Information is believed to be reliable but not guaranteed.