

# \$639,900 - 10 Somerglen Crescent Sw, Calgary

MLS® #A2212843

**\$639,900**

4 Bedroom, 3.00 Bathroom, 1,493 sqft

Residential on 0.10 Acres

Somerset, Calgary, Alberta

Welcome to a home where comfort meets convenience and every day feels a little more effortless. Step inside to hardwood floors and a bright, open-concept main level—perfect for relaxed mornings and lively evenings. The stylish kitchen, complete with Corian countertops, under-mount sink, and stainless steel appliances, is the heart of the home and flows beautifully onto a sunlit deck overlooking the landscaped backyard—ideal for BBQs, coffee breaks, or quiet moments. A cozy corner fireplace warms the living area, while the laundry/mud room off the garage adds everyday practicality. Upstairs, retreat to a spacious primary bedroom with a walk-in closet and serene 4-piece ensuite. Two more generous bedrooms and another full bath provide room for the whole family. The fully developed walkout basement offers versatile living space, including a bright additional bedroom, a massive storage area, and direct access to a lower patio. Located close to new splash park, schools, green space, Shawnessy Shopping Centre, the C-Train Station, and more—you™ll love the lifestyle this home offers.

Built in 1997

## Essential Information

MLS® # A2212843

Price \$639,900



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,493       |
| Acres          | 0.10        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 10 Somerglen Crescent Sw |
| Subdivision | Somerset                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Y 3L6                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows  |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Walk-Out  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard                                 |
| Lot Description   | Back Yard, Landscaped, Lawn, Rectangular Lot |
| 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 | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.