

# \$640,000 - 55 Somercrest Grove Sw, Calgary

MLS® #A2226646

**\$640,000**

4 Bedroom, 4.00 Bathroom, 1,837 sqft

Residential on 0.10 Acres

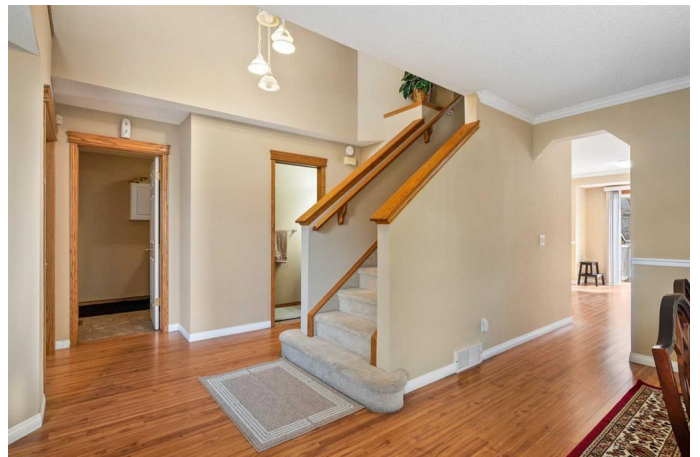
Somerset, Calgary, Alberta

\*\*\* OPEN HOUSES: Saturday, August 9 from 12-3pm & Sunday, August 10 from 12-3pm!\*\*\*  
Welcome to this charming 4 bedroom, 3.5 bathroom home with a NEW AIRCONDITIONING UNIT, NEW SHINGLES AND NEW EXTERIOR (2022) located in the family-friendly community of Somerset. This home is FRESHLY PAINTED and you won't want to miss it!

Walking in, you're greeted by an airy and open floorplan where the dining room, living room, and kitchen flow seamlessly together, creating an ideal space for both everyday living and entertaining. The kitchen truly serves as the heart of the home, featuring NEWER stainless steel appliances (FRIDGE 2025) a spacious pantry, and a perfectly placed island—ideal for meal prep, casual dining, or gathering with family and friends. The living room offers a warm and inviting atmosphere with its gas fireplace, making it the perfect space for family movie nights or unwinding at the end of the day.

Just off the living area, step into the large backyard where TWO expansive decks provide the perfect setup for summer BBQs, outdoor dining, or relaxing in the sun.

Upstairs, you'll find two generously sized bedrooms and a well appointed 4 piece bathroom ideal for growing families or guests. The primary suite is a true retreat, featuring



large windows that fill the room with natural light, a luxurious 5 piece ensuite, and a walk-in closet. It's the perfect place to relax and recharge.

The FULLY FINISHED basement offers even more living space with a spacious rec room, a 3 piece bathroom, and an additional bedroom—perfect for guests, older children, or a home office setup.

Located in the established and sought-after community of Somerset, this home is just minutes away from - 2 bus stops, from where the Somerset C Train station is just 3 minutes away.

A strip mall which contains shops like Circle K, Dominos Pizza, an Indian cuisine, and a dental clinic, schools, parks, shopping and amenities. With easy access to McLeod Trail, commuting throughout the city is quick and convenient and minutes away from Fish Creek Park!

Don't miss your chance to call this beautiful home your own—book your private showing today!

Built in 1998

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2226646    |
| Price          | \$640,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,837       |
| Acres          | 0.10        |
| Year Built     | 1998        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 55 Somercrest Grove Sw |
| Subdivision | Somerset               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y 3M2                |

### Amenities

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

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings      |
| Heating           | Forced Air                                                                                                               |
| Cooling           | Central Air                                                                                                              |
| Fireplace         | Yes                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                        |
| Fireplaces        | Gas, Living Room                                                                                                         |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Finished, Full                                                                                                           |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 65             |
| Zoning         | R-CG           |
| HOA Fees       | 75             |
| HOA Fees Freq. | ANN            |

## Listing Details

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

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