



THE
A-TEAM

**RE/MAX
FIRST**

27 SOMERVALE Park, Calgary t2y 3j4

MLS® #: **A2185301** Area: **Somerset** Listing Date: **01/09/25** List Price: **\$384,999**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1995**
Lot Information
 Lot Sz Ar: **2,185 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **954**
 Low Sqft:
 Ttl Sqft: **954**

DOM

13
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **3 Level Split**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space,Few Trees,Lawn,Landscaped,Level**
 Park Feat: **Additional Parking,Driveway,Garage Door Opener,Garage Faces Front,Owned,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard,Private Entrance**

Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Storage**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------|--------|---------------|-------------------|--------|----------------|
| Dining Room | Main | 7`0" x 9`3" | Kitchen | Main | 10`3" x 9`10" |
| Living Room | Main | 17`3" x 12`4" | 4pc Bathroom | Second | 4`11" x 9`8" |
| Bedroom | Second | 13`4" x 12`8" | Bedroom - Primary | Second | 11`11" x 14`6" |

Legal/Tax/Financial

Condo Fee: **\$315** Title: **Fee Simple** Zoning: **M-CG**

Fee Freq:
Monthly

Legal Desc: **9611089**

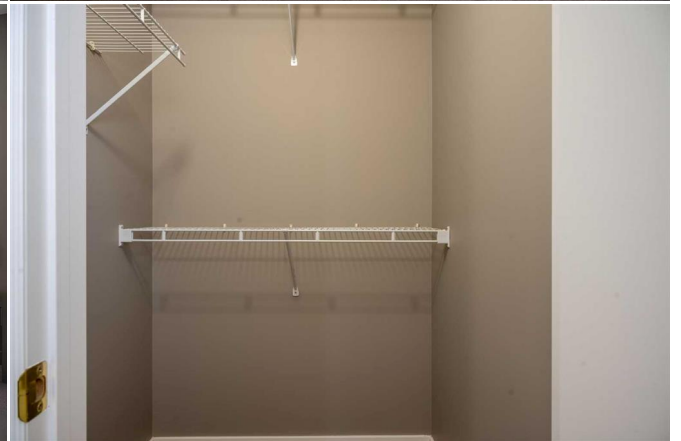
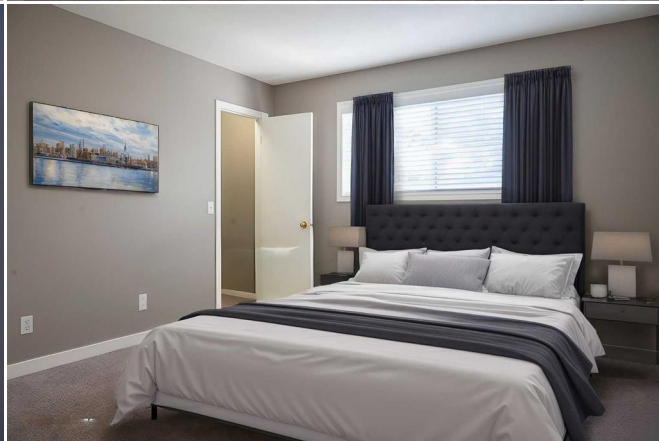
Remarks

Pub Rmks: **Welcome to this stunning 2-bedroom townhouse located in the sought-after Somerset district. This beautifully maintained home boasts just under 1,000 sq.ft of bright, neutral living space. As you step inside, you'll be greeted by updated luxury vinyl plank floors, leading into the spacious kitchen with an abundance of cabinetry, plenty of counter space, and all appliances included. The open eating area is perfect for casual dining. The cozy living room features a charming gas fireplace, and the south-facing patio offers a serene view of the lush, green courtyard—ideal for outdoor relaxation. Upstairs, you'll find two oversized bedrooms, with the master featuring a walk-in closet. Additional features include an attached single garage, upgraded high-efficiency furnace, brand new carpets and all poly b plumbing has been removed . The unit backs onto a peaceful green space, providing a tranquil setting. Located within walking distance to shopping, restaurants, a multiplex cinema, and the Somerset/Bridlewood LRT, this home is perfectly situated for convenience. Some photos have been virtually staged. This home is a fantastic value in a well-managed complex. Don't miss out—schedule a showing today!**

Inclusions:
Property Listed By: **NA
eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

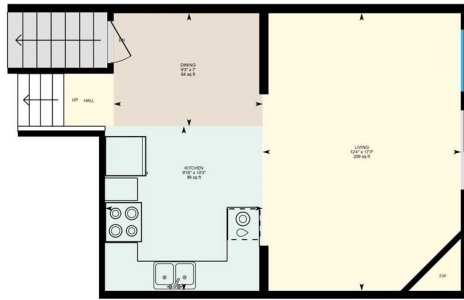






27 Somervale Park SW, Calgary, AB

Main Floor Exterior Area 448.03 sq ft
Interior Area 413.87 sq ft



0 2 4 ft

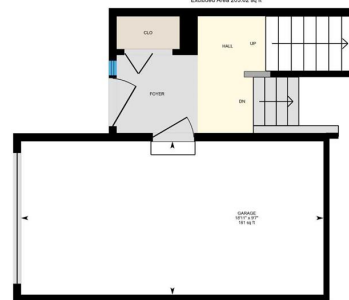
PREPARED: 2025/01/07



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

27 Somervale Park SW, Calgary, AB

Landing Exterior Area 92.45 sq ft
Interior Area 79.80 sq ft
Estimated Area 203.82 sq ft



0 2 4 ft

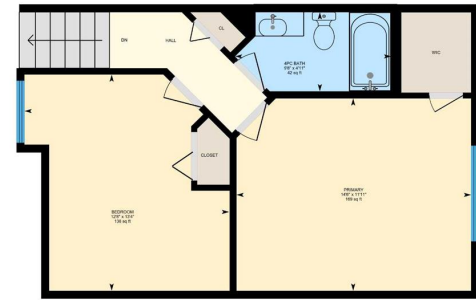
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27 Somervale Park SW, Calgary, AB

Upper Exterior Area 508.64 sq ft
Interior Area 482.20 sq ft



0 2 4 ft

PREPARED: 2025/01/07



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