



265 SOMERSIDE Park, Calgary T2Y 3G5

MLS® #: **A2186319** Area: **Somerset** Listing **01/22/25** List Price: **\$689,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$30k, 26-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1996** Abv Sqft: **1,900**
Lot Information Low Sqft:
 Lot Sz Ar: **4,370 sqft** Ttl Sqft: **1,900**
 Lot Shape:

DOM

31
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Private, Sloped Down**
 Park Feat: **Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Hardwood, Linoleum**
 Sewer: Water Source:
 Ext Feat: **Balcony, Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **No Smoking Home, Pantry**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	13`0" x 7`2"	Kitchen	Main	13`0" x 11`3"
Dining Room	Main	12`0" x 9`0"	Living Room	Main	17`1" x 13`0"
Bedroom - Primary	Second	20`7" x 12`0"	Bedroom	Second	10`7" x 9`9"
Bonus Room	Second	17`0" x 16`1"	2pc Bathroom	Main	5`1" x 4`9"
4pc Bathroom	Second	9`0" x 5`0"	4pc Ensuite bath	Second	9`9" x 9`1"
Laundry	Basement				

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-CG**

Legal Desc:

9412363

Remarks

Pub Rmks: **WALK-OUT BASEMENT & Sides onto GREEN & PARK. 10ft ceilings on the main floor. The balcony, front porch, & appliances, toilet bowls, hot water tank and kitchen faucet were replaced in 2024, including new paint. It is a quiet neighbourhood & close to all amenities. There is space for a third bedroom on the upper level.**

Inclusions: **None**
Property Listed By: **CIR Realty**

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









