

162 Somervale Point SW  
Calgary, Alberta

MLS # A2255068



\$399,900

Division:	Somerset		
Type:	Residential/Four Plex		
Style:	1 and Half Storey		
Size:	1,311 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 420
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Furniture are negotiable

\*\*\* OPEN HOUSE Saturday - September 13, 2025 - 2:00 pm to 4:00 pm & SUNDAY - September 14, 2025 - 3:00pm to 5:00 pm. \*\*\*  
Welcome to 162 Somervale Point SW – a bright, stylish, and move-in ready home in Somerset’s desirable 18+ complex! Step inside to soaring high ceilings and an open-concept main floor that feels spacious and inviting, complete with sliding doors that open to your very own private backyard living space – perfect for morning coffee, BBQs, or quiet evenings outdoors. Upstairs, you’ll find a LOFT- STYLE BONUS ROOM , a versatile space ideal for a home office, creative studio, cozy lounge, or even your personal home gym. With 2 BEDS & 2 FULL BATHS, thoughtful upgrades- new appliances (FRIDGE, WASHER & DRYER - 2022) and IMMEDIATE POSSESSION available. The furniture is negotiable, making it even easier to settle in seamlessly. This home truly has it all. The FRONT ATTACHED GARAGE with additional driveway parking makes everyday living convenient, while the location keeps you close to Somerset C-Train station , shopping, restaurants, YMCA, and beautiful parks. A perfect blend of comfort, lifestyle, and convenience – ready for you to call home