

# \$635,000 - 25 Somerglen Park Sw, Calgary

MLS® #A2252515

**\$635,000**

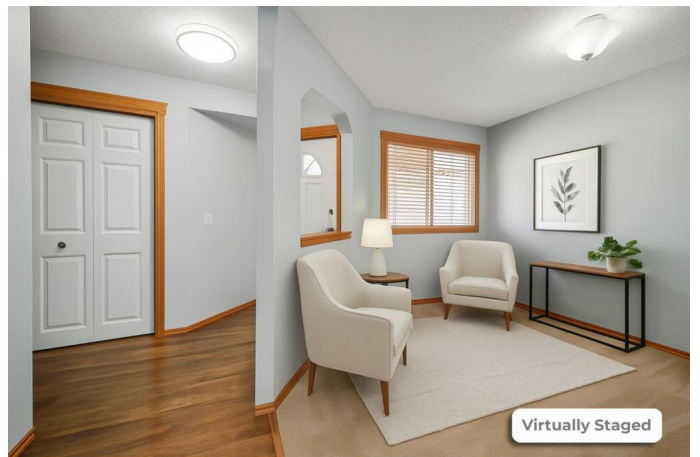
3 Bedroom, 3.00 Bathroom, 1,638 sqft

Residential on 0.12 Acres

Somerset, Calgary, Alberta

Welcome to this bright and inviting two-storey home located in the desirable community of Somerset. Set on a large pie-shaped lot with a southwest-facing backyard that overlooks a peaceful green belt, this home offers comfort, space, and exceptional value. Step inside to discover a versatile front den/flex room—ideal for a home office or reading space. The vaulted living room is a showstopper, featuring soaring ceilings, expansive windows that flood the space with natural light, and a cozy gas fireplace. The kitchen is well-equipped with stainless steel appliances, a central island, and a breakfast nook that offers easy access to the sunny deck—perfect for summer BBQs and outdoor dining. A convenient mudroom with main floor laundry and a 2-piece bathroom complete the main level. Upstairs, you’ll find three well-sized bedrooms and two full bathrooms, including a spacious primary retreat with a walk-in closet and private ensuite. The fully finished basement offers even more functional living space with a generous rec room, a separate office or hobby room, and ample storage. Additional upgrades include a newer roof (2021), central air conditioning, and a double attached garage. Located close to schools, parks, shopping, transit, and major roadways, this home blends lifestyle and convenience in one of Calgary’s most family-friendly neighborhoods. Book your showing today!

Built in 1997



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252515    |
| Price          | \$635,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,638       |
| Acres          | 0.12        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 25 Somerglen Park Sw |
| Subdivision | Somerset             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3H0R4               |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer     |
| Heating           | Forced Air, Natural Gas                                                       |
| Cooling           | Central Air                                                                   |
| Fireplace         | Yes                                                                           |
| # of Fireplaces   | 1                                                                             |
| Fireplaces        | Gas                                                                           |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Pie Shaped Lot           |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 14                |
| Zoning         | R-CG              |
| HOA Fees       | 75                |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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