

**34 Somervale Park SW**  
**Calgary, Alberta**

**MLS # A2201304**



**\$389,900**

<b>Division:</b>	Somerset		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,016 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 299
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)		

**Inclusions:** Shed

Charming Townhouse Backing onto Green Space with Single Attached Garage! This beautiful home features a well laid out kitchen with full-height tile backsplash, a ceramic top stove, and sleek white shaker cabinetry. The kitchen flows seamlessly into the dining area and spacious living room, which is highlighted by glass patio doors leading to a private patio overlooking the serene park. Upstairs, you'll find two generous-sized bedrooms, including a master suite with a massive walk-in closet. Second bedroom and a renovated 4-piece bathroom. Additional features include recessed lighting, air conditioning, Vacufluo with attachments, and fresh paint throughout. New flooring has been installed, making this home move-in ready! Conveniently located near shopping and the Somerset C-Train station, this property is part of a well-maintained community with amenities such as a splash park, tennis court, basketball court, and playground. With its well-designed layout and pristine condition, this townhouse is the perfect place to call home.