

# \$615,000 - 724 Somerset Drive Sw, Calgary

MLS® #A2220391

**\$615,000**

3 Bedroom, 3.00 Bathroom, 1,169 sqft

Residential on 0.10 Acres

Somerset, Calgary, Alberta

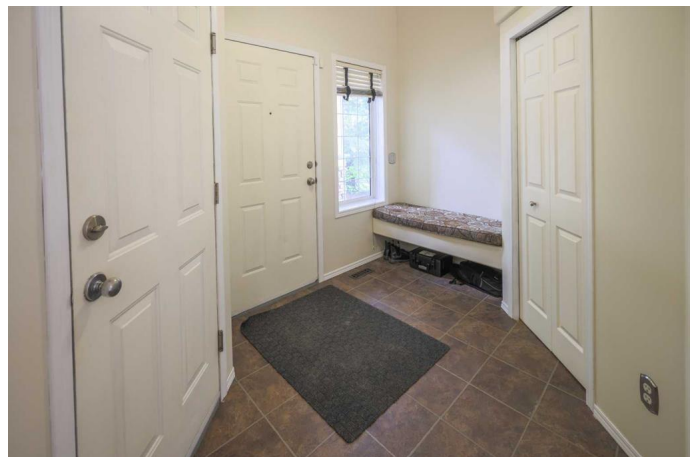
OPEN HOUSE NOON TILL 3, SAT May 24 & SUN MAY 25 1-3! Welcome home to this beautifully finished three-level split in the heart of the family-friendly neighborhood of Somerset! Offering over 1,400 square feet of developed living space, this inviting home features three spacious bedrooms, 2.5 baths, and a dedicated office—perfect for work or study.

Step into the charming eat-in kitchen, where home-cooked meals bring people together. The adjacent dining room opens to a large deck and a fenced backyard, creating the perfect space for kids to play and for entertaining family and friends. On the lower level, a cozy family room with a gas fireplace and a convenient half bath offers a warm retreat for relaxing evenings.

Upstairs, you'll find three comfortable bedrooms, including a primary suite with a four-piece ensuite and a well-appointed four-piece main bath. A double attached garage adds convenience, while recent updates—including fresh paint and new carpets—ensure a modern and move-in-ready feel.

This home is ready to welcome new memories. Come see for yourself!

Situated directly across from Somerset School, this vibrant neighborhood offers a playground and baseball diamonds, perfect for outdoor activities. Just a short walk away, Somerset Community Park features a splash park, tennis and basketball courts, picnic areas, and more



ideal for family outings and leisurely afternoons.

Strategically positioned for convenience, Somerset is flanked by key routes: the C-Train track (LRT), James McKeivitt Road, Stoney Trail, and 162 Avenue SW. Nearby amenities include the Shawnessy YMCA, a bustling shopping center, and the world-class Spruce Meadows equestrian facility.

With its perfect blend of parks, schools, and easy access to transportation, Somerset offers a welcoming, family-friendly environment tailored for comfort and recreation.

Built in 2000

**Essential Information**

MLS® #	A2220391
Price	\$615,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,169
Acres	0.10
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

**Community Information**

Address	724 Somerset Drive Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3C3

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Crawl Space, Partial

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Lawn, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 16th, 2025
Days on Market	20
Zoning	R-CG
HOA Fees	74
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Keller Williams BOLD Realty
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.