

# \$620,000 - 71 Somercrest Close Sw, Calgary

MLS® #A2246831

**\$620,000**

3 Bedroom, 2.00 Bathroom, 1,563 sqft

Residential on 0.10 Acres

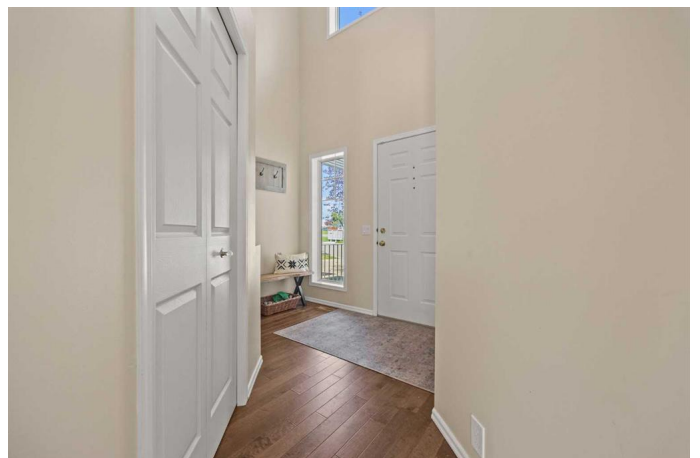
Somerset, Calgary, Alberta

Tucked away on a quiet street, this home offers incredible convenience with Somerset School (K-4) and Samuel W. Shaw School (5-9) just a short walk away, plus Centennial High School minutes away in Sundance. Families will love being steps from Somerset's popular splash park, multiple playgrounds, parks, and an extensive pathway system that winds throughout the community. Shopping, restaurants, professional services, and transit options in nearby Shawnessy make daily living easy and accessible.

From the moment you arrive, the charming curb appeal, mature trees, and double attached garage set the tone. Inside, a spacious front entry leads to a warm and inviting main floor. The living room features hardwood floors, a cozy fireplace, and large windows that fill the space with natural light. The open dining area connects seamlessly to the kitchen, where you'll find stainless steel appliances (fridge 2020), a large pantry, ample cabinetry, and a functional eating bar.

Step outside to your sunny south-facing backyard, complete with a large wood deck—perfect for summer BBQs and family gatherings.

Upstairs, newer carpet flows throughout, and the oversized primary suite offers a walk-in closet and private ensuite. Two additional bedrooms and a full 4-piece bath complete the



upper level.

The fully finished basement expands your living space with a large family room, flexible areas for a home gym, office, or playroom, plus a laundry room and plenty of storage.

This home has been lovingly maintained and is truly move-in readyâ€”perfect for families looking to settle in a welcoming, established community. Book your showing today!!

Built in 1996

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246831    |
| Price          | \$620,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,563       |
| Acres          | 0.10        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 71 Somercrest Close Sw |
| Subdivision | Somerset               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y 3H8                |

**Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Playground, Park                 |
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |

# of Garages 2

## Interior

Interior Features Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Laminate Counters

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Private Yard, Rain Gutters

Lot Description Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Treed, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed August 21st, 2025

Days on Market 62

Zoning R-CG

HOA Fees 95

HOA Fees Freq. ANN

## Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.