

\$715,000 - 22 Somerset Way Sw, Calgary

MLS® #A2222981

\$715,000

5 Bedroom, 3.00 Bathroom, 1,377 sqft
Residential on 0.11 Acres

Somerset, Calgary, Alberta

Discover Your Perfect Home in Somerset!

Welcome to this incredibly well-maintained bi-level in beautiful Somerset, offering over 2,500 sq ft of finished space and a highly sought-after walkout basement. With 5 bedrooms and 3 full bathrooms, plus an insulated attached double car garage, this smoke-free and pet-free home is ready for immediate enjoyment.

The main level boasts high ceilings, stunning hardwood floors, and two skylights for abundant natural light. The kitchen features granite countertops and leads to a balcony overlooking your private, landscaped yard. Enjoy low-maintenance outdoor living with Astroturf and multiple patios, perfect for entertaining.

The fully finished walkout basement provides extensive living space, including a large open rec room, two additional bedrooms, generous storage, and a cozy family room with a fireplace.

Recent major upgrades ensure peace of mind: a new roof (2021), James Hardie siding (2022), newer stove and fridge (2023), and fresh paint throughout. This home is ideally located near amenities, shopping, major routes, schools, and parks.

This opportunity won't last. Call your favorite



realtor to view it today!

Built in 1998

Essential Information

MLS® #	A2222981
Price	\$715,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,377
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	22 Somerset Way Sw
Subdivision	Somerset
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y3K2

Amenities

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

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Few Trees
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	95
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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