

# \$625,000 - 22 Somerside Manor Sw, Calgary

MLS® #A2256076

**\$625,000**

2 Bedroom, 3.00 Bathroom, 1,083 sqft

Residential on 0.09 Acres

Somerset, Calgary, Alberta

Welcome to 22 Somerside Manor SW—an immaculate bungalow tucked away on a quiet street in Calgary’s family-friendly Somerset community. This home seamlessly blends comfort, style, and thoughtful updates. The vaulted ceiling makes this home feel spacious and has lots of windows throughout.

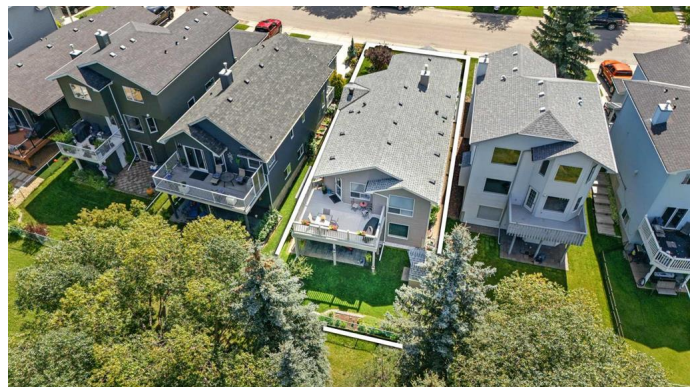
The open floor plan main floor is highlighted by a large primary bedroom featuring a walk-in closet and a private ensuite, creating the perfect retreat. Renovated bathrooms throughout the home add a modern touch, while the kitchen shines with a new stove and dishwasher.

Step outside to the expansive deck that backs onto a serene park and mature trees. Whether you’re entertaining friends or enjoying a peaceful evening, this outdoor haven delivers privacy and tranquility.

Enjoy the convenience and brightness of the walk-out basement, where you’ll also find a large office—ideal for remote work, hobbies, or a guest space. In addition, a large bedroom for family or guests.

Upgrades include new kitchen, living room and bathroom. Upgraded sinks and cabinets.

Situated in Somerset, you’ll love the balance of quiet living, lovely landscaping,



with easy access to schools, transit, shopping,  
and community amenities.

Built in 1995

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2256076    |
| Price          | \$625,000   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,083       |
| Acres          | 0.09        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 22 Somerside Manor Sw |
| Subdivision | Somerset              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 3G5               |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, Vaulted Ceiling(s)                                                |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                            |
| Cooling           | None                                                                                               |
| Fireplace         | Yes                                                                                                |

|                 |                          |
|-----------------|--------------------------|
| # of Fireplaces | 1                        |
| Fireplaces      | Electric                 |
| Has Basement    | Yes                      |
| Basement        | Finished, Full, Walk-Out |

## Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                                |
| Lot Description   | Backs on to Park/Green Space, Front Yard, Landscaped, Many Trees, No Neighbours Behind, See Remarks |
| Roof              | Asphalt Shingle                                                                                     |
| Construction      | Vinyl Siding, Wood Frame                                                                            |
| Foundation        | Poured Concrete                                                                                     |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 8                    |
| Zoning         | R-CG                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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