

# \$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	1
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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