13 Somerset Gate SW

Calgary | Active | MLS® A2355721

$599,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1996**	**1,447.22 sq. ft.**

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Listed by Stonemere Real Estate Solutions

A closer look

Welcome to this beautifully maintained walk-up bungalow offering nearly 2,600 sq. ft. of developed living space in the highly sought-after community of Somerset. Rarely do walkout bungalows become available in such a convenient location, offering the perfect blend of main-floor living, abundant natural light, and versatile space for families, downsizers, or multi-generational living. The bright and inviting main floor features soaring vaulted ceilings, large windows, and an open-concept design that creates a warm and spacious atmosphere. The well-appointed kitchen offers ample cabinetry, generous counter space, a central island, and newer appliances, flowing seamlessly into the dining and living areas. Step outside to the sunny upper deck overlooking the private backyard, complete with a retractable awning for added comfort during summer afternoons. The spacious primary bedroom retreat features a walk-in closet and private ensuite bathroom. A front flex room provides endless possibilities as a home office, formal dining room, or reading lounge. Main-floor laundry and a convenient powder room complete the level. The fully developed walkout lower level is filled with natural light and offers exceptional additional living space, featuring two generously sized bedrooms, a full bathroom, a large recreation room, and direct access to the backyard. Whether hosting guests, creating a hobby space, or accommodating extended family, this level provides outstanding flexibility. Pride of ownership is evident throughout. Recent updates include a newer roof, siding, garage door, while five triple-pane windows have been upgraded for improved efficiency. For added peace of mind, the Poly-B plumbing has been fully replaced. Situated just steps from parks, playgrounds, tennis courts, community gardens, and the Somerset splash park, this home also offers exceptional access to transit, shopping, schools, Fish Creek Provincial Park, and major roadways, including Stoney Trail. The Somerset-Bridlewood LRT station is just minutes away, making commuting simple and convenient. This rare bungalow combines comfort, functionality, and an unbeatable location-an exceptional opportunity in one of Calgary's most desirable southwest communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355721
Bedrooms	3
Bathrooms	3
Year Built	1996
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,447.22 sq. ft.
Main Level Finished Area:	1,447.22 sq. ft.
Below Grade Finished Area:	1,308.35 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,984 sq. ft.
Lot Frontage:	45'10¾"
Front Exposure:	East
Floor Location:	Ground
Levels:	One
Total Rooms Above Grade:	5
Year built:	1996 (Age: 30)
Bedrooms:	3 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	9411268
Heating:	Fireplace(s), Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$75.00
City Quadrant:	Southwest
Community:	Somerset
Amenities:	Community Gardens, Park, Picnic Area, Playground, Recreation Facilities
Appliances:	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	Awning
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Dining Room · 12'2" × 10'6" ·
Main Floor	Kitchen · 11'8" × 9'8" ·
Main Floor	Living Room · 15'2" × 15'2" ·
Main Floor	Office · 12'6" × 11'6" ·
Main Floor	Bedroom - Primary · 17' × 14'8" ·

Basement	Bedroom · 11'1" × 10'5" ·
Basement	Bedroom · 11'11" × 9'11" ·
Basement	Game Room · 21'7" × 18'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows
Exterior Features:	Awning(s), Garden, Private Yard
Patio And Porch Features:	Awning(s), Deck
Lot Features:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/13-somerset-gate-sw-calgary-a2355721/

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