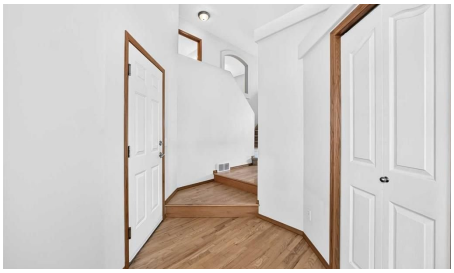
168 Somerglen Common SW

Calgary | Active | MLS® A2337706

$549,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2001**	**1,247 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Welcome to this beautiful 3-level split nestled in a quiet location, offering exceptional value for first-time buyers and young families! This bright and spacious home features 3 bedrooms, a loft, and 3 bathrooms, with a thoughtfully designed open-concept floor plan and vaulted ceilings throughout. The main floor boasts gorgeous hardwood flooring and a bright, sunny oak kitchen complete with a breakfast eating bar. The kitchen flows seamlessly into the spacious dining area and large living room, highlighted by a cozy gas fireplace-perfect for everyday living and entertaining. A convenient 2-piece powder room, laundry room, and crawl space complete this level. Upstairs, the generous primary bedroom features a 3-piece ensuite, while two additional good-sized bedrooms and a 4-piece main bathroom provide plenty of space for the family. Step outside onto the large deck overlooking the south-facing backyard, ideal for enjoying sunny days and outdoor gatherings. A double attached garage adds convenience and extra storage. With pride of ownership throughout, a quiet setting, walking distance to schools, parks, playground and public transport, and a family-friendly layout, this is an excellent family home and an exceptional opportunity!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2337706
Bedrooms	3
Bathrooms	3
Year Built	2001
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:	3 Level Split
Total Living Area:	1,247 sq. ft.
Main Level Finished Area:	387.2 sq. ft.

Upper Level Finished Area:	860 sq. ft.
Below Grade Finished Area:	330 sq. ft.
Acreage:	No
Lot Area:	3,939 sq. ft.
Lot Frontage:	36'1"
Front Exposure:	North
Levels:	3 Level Split
Total Rooms Above Grade:	6
Year built:	2001 (Age: 25)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0012504
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Linoleum
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:	In Basement
City Quadrant:	Southwest
Community:	Somerset
Appliances:	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Inclusions:	none
Restrictions:	None Known
Main Floor	Entrance · 7'9" × 7'5" ·
Main Floor	Kitchen With Eating Area · 13'5" × 12' ·
Main Floor	Dining Room · 10'4" × 9'3" ·
Upper Level	Bedroom - Primary · 15'11" × 13'3" ·
Upper Level	Bonus Room · 9'8" × 9'5" ·
3rd Floor	Bedroom · 15'6" × 8'3" ·
3rd Floor	Bedroom · 14'8" × 8'3" ·
Basement	Family Room · 19'3" × 14'8" ·
Basement	Laundry · 12'6" × 10'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry

Exterior Features:	Private Entrance
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Front Yard, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Aug 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/168-somerglen-common-sw-calgary-a2337706/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.