

\$880,000 - 45 Somme Boulevard Sw, Calgary

MLS® #A2223719

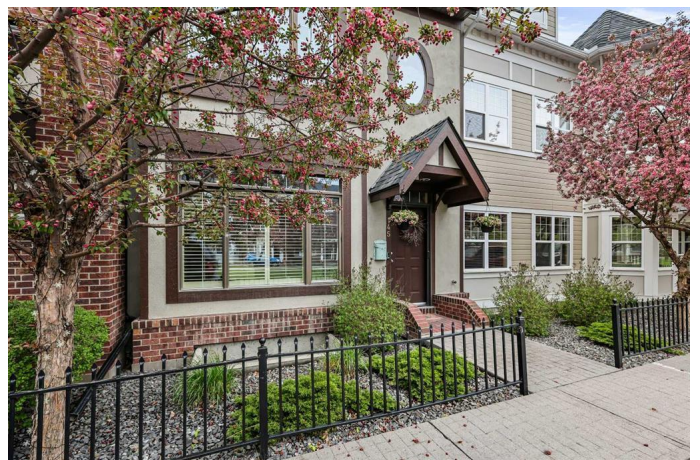
\$880,000

4 Bedroom, 4.00 Bathroom, 2,178 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Elegant & Spacious Townhome in Prestigious Garrison Woods. Situated on one of the most sought-after, tree-lined streets, this stunning inner-city townhome offers an exceptional blend of privacy, luxury, and style. With a detached heated two-car garage and a thoughtfully designed layout, this residence is perfect for those who appreciate both comfort and sophistication. Step inside to discover beautiful maple hardwood floors flowing throughout the main level, accented by 9-foot ceilings, wood shutters and rich, custom maple cabinetry. The gourmet kitchen is a chef's dream, equipped with a commercial-grade Viking gas stove, stainless steel appliances, and elegant finishes. Two inviting fireplaces, create a warm ambiance, perfect for both everyday living and entertaining. The second level features 3 spacious bedrooms, a luxurious bathroom, and a versatile bonus room – ideal for a home office, gym, or peaceful retreat. The secluded loft-style primary suite is a true sanctuary, boasting cathedral ceilings, a cozy fireplace, a custom window seat, a 5-piece ensuite featuring a relaxing soaker tub and large walk-in closet. A fully developed basement adds even more space, complete with a full bathroom and laundry room combo. This well-managed complex offers peace of mind with a solid reserve fund, recent upgrades including a new roof, furnace and city provided snow removal on the central boulevard. Located just a short stroll from Marda Loop's vibrant shops,



restaurants, schools, and parks, this lock-and-leave townhome seamlessly blends urban convenience with luxurious living. Impeccably maintained and move-in-ready, this home is a rare opportunity to own in one of Calgary’s most desirable neighborhoods.

Built in 2003

Essential Information

MLS® #	A2223719
Price	\$880,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,178
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	45 Somme Boulevard Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6K7

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached, Heated Garage
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Blower Fan, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Landscaped, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2025
Days on Market	26
Zoning	M-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.