

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

MLS® #A2223719

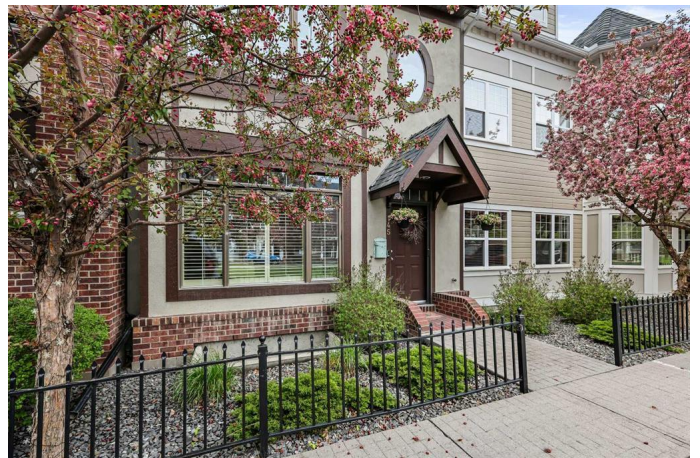
**\$880,000**

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	25
Zoning	M-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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