\$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 â€" 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.

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