



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**81 Somme Manor SW
Calgary, Alberta**

MLS # A2323999



\$750,000

Division:	Garrison Woods		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,127 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Fruit Tree		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: hot tub, wood holder box, basement cabinets in utility room, basement closets at base of stairs.

OPEN HOUSE- Saturday 12-2. Welcome to this beautifully maintained semi-detached home nestled on a quiet street in the highly sought-after community of Garrison Woods. Ideally located in the heart of Calgary's vibrant inner-city southwest, this desirable corner-lot property offers the perfect combination of style, comfort, and an unbeatable walkable lifestyle. Step inside to discover gleaming hardwood floors, an abundance of natural light, and a thoughtfully designed open-concept main floor. The spacious living room is anchored by a cozy gas fireplace, creating the perfect space to relax or entertain. The bright kitchen features stainless steel appliances, ample cabinetry, and an inviting layout that flows seamlessly into the dining area. Upstairs, you'll find two generous bedrooms, each with its own walk-in closet, including a spacious primary retreat complete with a private ensuite. A second full bathroom completes the upper level. The fully finished basement expands your living space with a large recreation room, an additional bedroom, a full bathroom, and a convenient laundry area—ideal for guests, a home office, or growing families. Outside, the west-facing backyard is a true highlight. Situated on a spacious corner lot, the oversized yard offers endless opportunities for entertaining, gardening, or simply enjoying sunny afternoons and warm summer evenings. For added peace of mind, the roof on both the house and detached garage was replaced in 2021. A double detached garage completes this exceptional property with plenty of room for parking and storage. Enjoy one of Calgary's most coveted inner-city locations, just steps from parks, schools, grocery stores, and some of the city's favourite local destinations, including Diner Deluxe, Annabelle's Kitchen & Lounge, and Village Ice Cream. With tree-lined streets, vibrant amenities, and easy access

to Marda Loop, Altadore, and downtown, this home offers the very best of urban living. Don't miss this exceptional opportunity to own a move-in-ready home in one of Calgary's most desirable neighbourhoods.