



GRASSROOTS
REALTY GROUP

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17 Somme Boulevard SW
Calgary, Alberta

MLS # A2326919



\$993,000

Division:	Garrison Woods		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,347 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 839
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Set along iconic Somme Boulevard in the heart of Garrison Woods, this elegant brownstone-inspired townhome offers timeless brick architecture and an exceptional inner-city lifestyle with 4 BEDROOMS, 4.5 BATHROOMS, FULLY FINISHED BASEMENT + DOUBLE GARAGE . Originally designed by acclaimed designer Paul Lavoie, the home is just moments from Marda Loop's boutiques, cafés, fitness studios, parks, and everyday amenities, while enjoying the charm of a quiet, tree-lined streetscape with effortless access to downtown, River Park, Sandy Beach, and Calgary's premier recreational destinations. Inside, a bright foyer, rich hardwood flooring, and a graceful curved staircase introduce a refined, thoughtfully designed interior. The front living room is both sophisticated and welcoming, anchored by a modern fireplace and framed by large windows that fill the space with natural light. At the heart of the home, the kitchen is tailored for both entertaining and everyday living. A substantial island with extensive storage and a built-in wine display is complemented by granite countertops, stainless steel appliances, a VIKING gas range, glass-front accent cabinetry, and curated open shelving. The adjoining dining area features custom built-in seating and easy access to a private patio, creating a seamless connection to outdoor living. A large rear mudroom and private powder room add practical convenience. The second level offers TWO generously sized bedrooms, each with its own PRIVATE 4-PIECE ENSUITE. A central flex space provides versatility for a media lounge, library, office, or study area, and laundry on this level enhances everyday ease. Occupying the entire top floor, the primary retreat delivers a rare sense of privacy and tranquility. The expansive bedroom features charming architectural rooflines and

ample space for a sitting area and rough-in for future fireplace. The bright 5-piece ensuite includes dual vanities, a soaker tub, and a separate glass shower. The fully developed basement extends the living space with a large recreation room with built-in media, 4TH BEDROOM, FULL 4 PIECE BATHROOM, and dedicated storage—ideal for guests, fitness, work-from-home needs, or family gatherings. A double garage completes the home. From this coveted location, walk to local favourites including Annabelle's Kitchen, Aroma Café; Bar, Belmont Diner, Blush Lane Organic Market, Safeway, and Shoppers Drug Mart. Families will appreciate the exceptional educational opportunities nearby, with TOP-RATED SCHOOLS including Rundle Academy, Lycée internationale de Calgary, Master's Academy & College, and Mount Royal University all within easy reach. Glenmore Athletic Park, and downtown Calgary are all just minutes away, the location offers exceptional convenience without compromising its quiet residential feel. Come experience this beautiful home today!