



GRASSROOTS
REALTY GROUP

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172 Somme Manor SW
Calgary, Alberta

MLS # A2333607



\$675,000

Division:	Garrison Woods		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,169 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot, St		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Closet Organizers, Granite Counters, No Smoking Home, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: none

STucked away on one of Garrison Woods's most desirable, tree-canopied streets, this fee-simple, two-storey home offers the ultimate blend of inner-city vibrancy and relaxed neighborhood charm—all with zero condo fees. Spanning 1,150 sq. ft. of thoughtfully designed living space, the main floor features an inviting layout built for entertaining, complete with a convenient main-floor powder room. Upstairs, discover a clever dual-primary suite configuration where both bedrooms boast their own dedicated ensuite, offering privacy and functionality for guests, roommates, or a home office. Set on an oversized lot with a large side yard and detached garage, you'll love having extra elbow room outdoors. Step outside your front door to explore a walkable enclave just moments from local parks, the neighborhood rink, and Marda Loop's popular dining and boutique scene. Whether you're commuting downtown, heading to MRU, running around the Glenmore Reservoir, or jumping on the Ring Road for a quick weekend getaway to the mountains, this location simply can't be beat. Exceptional living in one of Calgary's premier communities!