

# \$785,000 - 54 Somme Boulevard Sw, Calgary

MLS® #A2241155

**\$785,000**

2 Bedroom, 3.00 Bathroom, 2,377 sqft

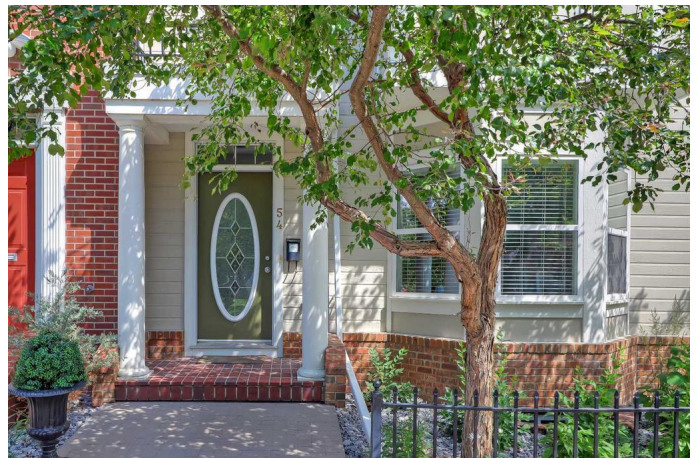
Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

**GORGEOUS BOULEVARD | 3-STOREY  
EXECUTIVE LAYOUT | DOUBLE GARAGE  
| WALKABLE TO AMENITIES!**

This attractive and well-maintained rowhouse is located on arguably one of the best streets in the community, offering a beautiful greenspace boulevard with a serene, treed canopy framing this picture-perfect setting. The property is easily walkable to an absolute abundance of amenities including playgrounds, sports fields, the bike park, exceptional private and public schools, River Park, Sandy Beach, Glenmore Athletic Park, South Calgary Outdoor Pool, Giuffre Public Library and of course the boutiques, restaurants, coffee shops and pubs that make Marda Loop a premier destination.

This 3-storey executive floor plan provides a generous amount of space with just under 2,400 sqft above grade and is in excellent condition. As you enter the unit you will be impressed by the spacious, open concept living and dining room area that creates a seamless flow for everyday living and entertaining. The main floor is filled with natural light, has a cozy gas fireplace and ample room for a full-size dining room set. The kitchen offers granite countertops, rich maple cabinetry, custom travertine tile backsplash, an island with a breakfast bar, corner pantry with matching maple door, dinette area and plenty of cabinet and cupboard space. The floor plan



is completed with a 2-piece bathroom and a large back entryway with a full closet that leads to the lush yard with a stamped concrete patio, perfect for sipping your morning coffee or just relaxing and enjoying the outdoor space.

The second floor offers a spacious (and rare) primary bedroom suite complete with a sprawling 5-piece ensuite bathroom with an oversized shower, soaker tub, dual vanity and a large walk-in closet. Also found on this level is a huge bonus/recreation room with a centre gas fireplace that features a classic mantle with display/storage cabinets flanking either side, a smart built-in credenza by the stairwell and a large laundry room with a sink and linen closet.

The third floor is stunning and provides an extremely flexible space that is able to serve as a second primary bedroom suite, exercise area, home office, theatre/games room, kids play area, studio space—or whatever use you can imagine. This level features a soaring vaulted ceiling with dramatic dormer window recesses, a large walk-in closet and an additional 3-piece bathroom.

The basement is unfinished, has rough ins for a bathroom and provides exceptional storage or room to develop additional living space.

The list of additional features is long and includes an oversized 21' x 19' double garage, 9' ceilings, built-in speakers, full blinds package, site finished oak hardwood on the main level and stairs to the second floor, retractable sliding screen door, BBQ gas line on the patio and more. Welcome to your new life and the very best that Garrison Woods living has to offer.

Built in 2004

## Essential Information

MLS® #	A2241155
Price	\$785,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,377
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	54 Somme Boulevard Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6K6

## Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Oversized, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Family Room, Insert
# of Stories	3
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 18th, 2025
Days on Market	10
Zoning	M-CG d44

## Listing Details

Listing Office	CIR Realty
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