

\$899,000 - 30 Somme Boulevard Sw, Calgary

MLS® #A2144246

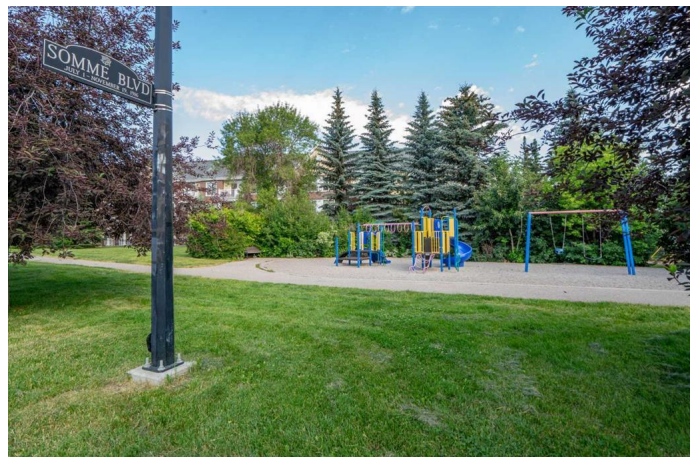
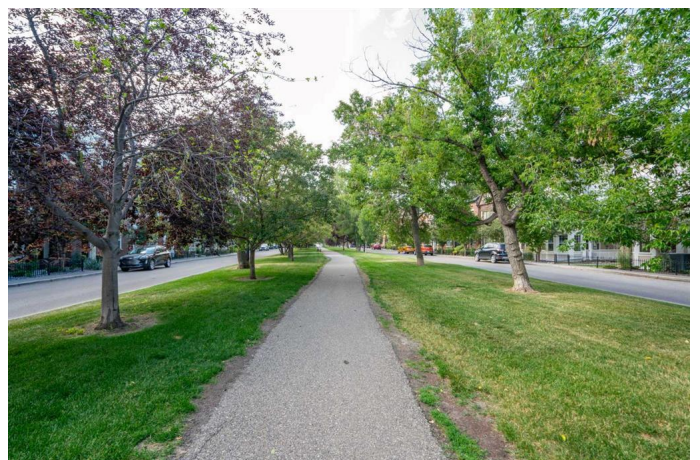
\$899,000

4 Bedroom, 5.00 Bathroom, 2,415 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Welcome to this elegantly appointed 4 BEDROOM + 2 DEN, 4.5 bathroom townhouse on Somme Boulevard! 3100+ sqft of developed living space! This 3-storey home is located on arguably one of the most beautifully designed streets in all of Calgary. The townhouse has incredible curb appeal and faces a beautiful tree-lined boulevard park. From the moment you step inside, you will immediately notice a warm and inviting feeling. Featuring unique diagonal hardwood floors, a gorgeous 3-sided gas fireplace and 9 foot ceilings, the living & dining areas are sure to impress friends and family. Head into the quaint kitchen which boasts a large sitting island, classic dark granite countertops, tons of cabinet space, and stainless steel appliances. Little luxuries include a door-in-door fridge feature, gas range, and a practical one-of-a-kind kitchen buffet hutch & pantry system. A relaxing kitchen nook is the perfect place to sit and enjoy the view of peaceful bliss provided by mature trees surrounding the house. Or step out onto your private outdoor deck where you will hear nothing but birds singing above. Head upstairs to the second floor, where you will find not one but TWO dens currently used as a 5th bedroom and office. There is amazing potential to easily convert these into bedrooms if you so desire, and there is even a 4 pc bathroom found adjacent. Youâ€™ll also find the laundry in the hall, as well as the primary bedroom with a 4 pc ensuite and walk-in closet on the second



level. On the third floor, 2 immensely sized bedrooms enhanced by soaring 10'10 ceilings showcase adorable dormer windows and share a main 5 pc bath. You'll pass the 2 pc bathroom as you make your way downstairs to the fully developed basement, which is complete with a 4th bedroom and ensuite. A detached double garage is found to the rear of the house, backing onto a paved alley. All of the furniture is included and negotiable in the sale. This is your opportunity for living your dream lifestyle in Garrison Woods, a quiet, family-friendly neighbourhood located steps away from the bustling shopping & dining district of Marda Loop. There are many walking paths and hidden playgrounds nearby to discover. Book your showing today!

Built in 2004

Essential Information

MLS® #	A2144246
Price	\$899,000
Sold Price	\$835,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,415
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	30 Somme Boulevard Sw
Subdivision	Garrison Woods
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2T 6K6

Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Humidifier, Microwave Hood Fan, Oven, Refrigerator, Washer, Water Purifier
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Courtyard, Private Entrance
Lot Description	Back Lane, Backs on to Park/Green Space, Landscaped, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	August 14th, 2024
Days on Market	27
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	Rentch Real Estate
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