$699,999 - 30 Somme Way Sw, Calgary

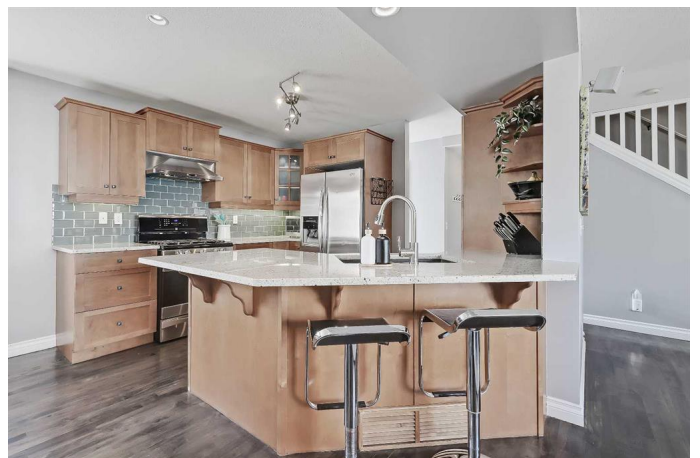MLS® #A2213976

$699,999

3 Bedroom, 4.00 Bathroom, 1,268 sqft
Residential on 0.06 Acres

Garrison Woods, Calgary, Alberta

OPEN HOUSE SATURDAY, APRIL 26 AT 2PM-4PM VISIT MULTIMEDIA LINK FOR FULL DETAILS INCLUDING IMMERSIVE 360 VT & FLOORPLANS! PRIME INNER-CITY LOCATION meets effortless suburban comfort in this stylishly renovated 2-storey duplex with over 1,800 sq ft of developed living space and central A/C in sought-after Garrison Woodsâ€"just a 5-minute walk to vibrant MARDA LOOP. Enjoy unbeatable walkability to RESTAURANTS, CAFÃ‰S, PARKS, SCHOOLS, FITNESS STUDIOS, and grocery options like SAFEWAY GARRISON WOODS and BLUSH LANE ORGANIC MARKET. Plus, you're only 10 minutes from downtown. Inside, you're welcomed by an open-concept main floor with hardwood flooring, oversized windows, and a cozy corner gas fireplace in the spacious living room. The sun-filled dining area flows effortlessly to the SOUTH-FACING BACKYARD, perfect for easy indoor-outdoor living. The kitchen is a standout with a peninsula island & bar seating, stone countertops, stainless steel appliances including a gas range, subway tile backsplash, and ample cabinetry, including a pantry with pull-out drawersâ€"all open to the living and dining areas for seamless entertaining. A private 2pc powder room is thoughtfully located near the rear entrance. Upstairs, the huge primary suite easily fits a king-sized bed and features a wall-mounted electric fireplace, a 3pc ensuite with extended vanity & stand-up shower, and a large walk-in closet. A bright

second bedroom and a flexible den with a sliding barn door are complemented by a full 4pc bath with a tub/shower combo. The professionally developed basement (2022) adds versatile space with a flex room, a rec area with built-in speakers, a dry bar with quartz counters & bar fridge, and a modern 3pc bath. the side-by-side laundry is tucked into the functional utility room. Outside, enjoy a LOW-MAINTENANCE SOUTH-FACING BACKYARD with a cedar deck & fence (2021), gas BBQ hookup, and double detached garage. Other highlights include A/C, a NEST THERMOSTAT, and a NEWER ROOF (2019). Comfort, style, and walkability come together in this exceptional Garrison Woods home. Donâ€™t miss your chance to own in one of Calgaryâ€™s most desirable communitiesâ€"BOOK YOUR PRIVATE SHOWING TODAY! *Visit listing agent's website for full details!*

Built in 2003

Essential Information

MLS® #	A2213976
Price	$699,999
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,268
Acres	0.06
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	30 Somme Way Sw

Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6L7

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Dry Bar, Granite Counters, Jetted Tub, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Irregular Lot, Landscaped, Level
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate