

**30 Somme Way SW**  
**Calgary, Alberta**

**MLS # A2213976**



**\$699,999**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,268 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Irregular Lot, Landscaped, Level		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Built-in Features, Dry Bar, Granite Counters, Jetted Tub, Open Floorplan, Pantry, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** TV mounts x2, Electric Fireplace in Primary Bedroom, Basement Refrigerator, Main Floor Speakers (4), Basement Speakers (5)

**\*\*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 Woods—just a 5-minute walk to vibrant MARDa LOOP. Enjoy unbeatable walkability to RESTAURANTS, CAFÉs, 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 drawers—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. Don't miss your chance to own in one of Calgary's most desirable communities—BOOK YOUR PRIVATE SHOWING TODAY! \*Visit listing agent's website for full details!\*