172 Somme Manor SW
Calgary, Alberta

MLS # A2296068

$709,900

Division:	Garrison Woods
Type:	Residential/Duplex
Style:	2 Storey, Attached-Side by Side
Size:	1,170 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	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, No Smoking Home, Storage		

Inclusions: n/a

Situated on one of the most sought-after, tree-lined streets in Garrison Woods, this two-storey duplex with no condo fees offers 1,150 sq ft of well-designed inner-city living on a large oversized lot with a generous side yard and detached garage. The functional layout features two bedrooms, each with its own ensuite, plus a powder room on the main floor, ideal for both everyday living and entertaining. This home is perfectly positioned in a beautiful, walkable community, just steps from the park and outdoor skating rink, and minutes from the exceptional restaurants, cafés, and shopping of Marda Loop. Enjoy easy access to downtown, Mount Royal University, and quick connections across the city via nearby major routes and the ring road—making mountain escapes effortless. Outdoor enthusiasts will love being close to bike and walking paths around the Glenmore Reservoir, with direct connections to Fish Creek Park, one of Calgary’s largest urban parks. Nearby amenities also include Glenmore Athletic Park, tennis courts, Earl Grey Golf Course, and additional recreation options for year-round enjoyment. A rare opportunity to enjoy peaceful, walkable inner-city living without sacrificing access to Calgary’s best amenities and outdoor spaces.