



\$ 685,000.00

207 SOMME AVENUE SW CALGARY

<https://paulbrinton.com>

A rare find! Incredible location in the heart of Garrison Woods in the trendy Marda Loop district. This fully developed 4 bed, 3.5 bath, 1917 sq ft detached home has recent upgrades in 2021 including newly refinished hardwood floors, new roofing, new hot water tank. The open concept main floor...

- 4 beds
- 4 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1161479

Type: Detached

Bedrooms: 4

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-29 17:52:15

Bathrooms: 4

Bedrooms Above Grade: 3

Date added: 11/20/21

Two Piece Bath: 1

Lot size: 3531 sq ft

Year built: 2003

Parking: Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Fireplace Features: Blower Fan, Gas, Living Room, Mantle, Tile

Exterior Features: Garden, Private Yard, Rain Gutters

District: CAL Zone CC

Inclusions: Speaker system with receiver

Total Parking: 4

Flooring: Carpet, Hardwood, Tile

Community Features: Park, Schools Nearby, Playground, Pool, Sidewalks, Street Lights, Tennis Court(s), Shopping Nearby

Fencing: Fenced

Cooling: None

Interior Features: Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Sound



Lot Features: Back Lane,Back Yard,Front Yard,Lawn,Garden,Low Maintenance Landscape,Level,Street Lighting,Rectangular Lot,Treed

Roof Type: Asphalt Shingle

Heating Type: Forced Air,Natural Gas

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Lower Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 6

Suite: No

Frontage Metres: 10.92M 35`10"

Living Area SF: 1337.00

Structure Type: House

Restrictions: Easement Registered On Title,Restrictive Covenant-Building Design/Size

Levels: Two

Zoning: R-C2

List Price Square Foot: \$ 512.34

Photo Count: 39

Construction Materials: Vinyl Siding,Wood Frame

Foundation: Poured Concrete

Appliances: Dishwasher,Dryer,Garage Control(s),Gas Range,Refrigerator,Washer,Water Purifier,Window Coverings

Subdivision Name: Garrison Woods

Lot Size Acres: 0.08

