



\$ 619,500.00

## 29 SOMME BOULEVARD SW CALGARY

<https://paulbrinton.com>

THIS IS THE ONE, ORIGINAL OWNERS - Welcome to Garrison Woods/Marda loop, one of the most desirable inner-city neighbourhoods in town, known for its high walkability score, unique architectural integrity. This elegant three-storey, just over 3000 sq.f. of total developed area (3 beds/3.5 baths) executive townhome ( just recently done...

- 3 beds
- 4 baths
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** 3 Storey

**MLS ® #:** A1158594

**Type:** Row/Townhouse

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Year built:** 2003

**Parking:** Double Garage Detached, Off Street

**Post Updated:** 2021-11-19 18:55:05

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 11/19/21

**Two Piece Bath:** 1

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Association Amenities:** Other

**Community Features:** Other, Park, Schools Nearby, Sidewalks, Street Lights, Shopping Nearby

**Fencing:** Partial

**Cooling:** Other

**Interior Features:** French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

**Total Parking:** 2

**Flooring:** Carpet, Hardwood, Other

**Fireplace Features:** Gas

**Exterior Features:** Other, Private Entrance

**District:** CAL Zone CC

**Inclusions:** central vacuum system plus attachments, garage compactor

**Lot Features:** Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, Private



**Roof Type:** Asphalt Shingle

**Heating Type:** Forced Air

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Three Or More

**Laundry features:** In Basement, In Unit

**Zoning:** M-CG d44

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 278.25

**Title Land:** Fee Simple

**Photo Count:** 41

**Rooms Above Grade:** 8

**Unit Exposure:** E

**Construction Materials:** Stucco,Wood  
Frame

**Suite:** No

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Garage  
Control(s),Gas Range,Gas  
Stove,Microwave,Range  
Hood,Refrigerator,Trash  
Compactor,Washer,Window Coverings

**Living Area SF:** 2226.45

**Subdivision Name:** Garrison Woods

**Structure Type:** Five Plus

**Restrictions:** None Known

