



\$ 559,900.00

## 37 SOMME MANOR SW CALGARY

<https://paulbrinton.com>

Located in desirable Marda Loop and close to all amenities, this incredible home cannot be missed. This home is truly turn key with numerous upgrades and unique features. There is a newer roof, furnace, AC unit, back patio, upgraded SS appliances, bathrooms and much much more. The main level features...

- 3 beds
- 3 baths
- Semi Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey, Side by Side

**MLS ® #:** A1162415

**Type:** Semi Detached

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-25 01:36:32

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

**Date added:** 11/23/21

**Two Piece Bath:** 1

**Lot size:** 3466 sq ft

**Year built:** 2002

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas

**Exterior Features:** Private Yard

**District:** CAL Zone CC

**Inclusions:** N/A

**Lot Features:** Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot

**Heating Type:** Forced Air

**Total Parking:** 2

**Flooring:** Hardwood,Vinyl

**Community Features:**

Golf,Park,Playground,Sidewalks,Street Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** Central Air

**Interior Features:** Laminate Counters

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION



**Basement:** Finished, Full

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Construction Materials:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

**Subdivision Name:** Garrison Woods

**Lot Size Acres:** 0.08

**Levels:** Two

**Zoning:** R-C2

**List Price Square Foot:** \$ 478.41

**Photo Count:** 34

**Unit Exposure:** E

**Suite:** No

**Frontage Metres:** 8.50M 27`11"

**Living Area SF:** 1181.00

**Structure Type:** Duplex

**Restrictions:** None Known

