



THE
A-TEAM

**RE/MAX
FIRST**

89 SOMME Boulevard, Calgary T2T 6K7

MLS®#: **A2173957** Area: **Garrison Woods** Listing Date: **10/31/24** List Price: **\$895,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2003**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,273**
 Low Sqft:
 Ttl Sqft: **2,273**

DOM

20
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Level**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

Construction: **Brick,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,High Ceilings,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`9"
Kitchen	Main	15`7" x 20`0"
4pc Bathroom	Second	8`2" x 4`11"
Family Room	Second	19`0" x 13`3"
5pc Ensuite bath	Third	11`10" x 18`2"
Walk-In Closet	Third	7`2" x 18`2"
Other	Basement	19`3" x 8`8"

Room	Level	Dimensions
Dining Room	Main	15`7" x 7`3"
Living Room	Main	13`6" x 11`9"
Bedroom	Second	18`10" x 12`0"
Laundry	Second	5`11" x 6`7"
Bedroom - Primary	Third	19`3" x 19`3"
4pc Bathroom	Basement	7`10" x 4`9"
Bedroom	Basement	12`8" x 10`6"

Game Room

Basement

15`6" x 11`2"

Furnace/Utility Room
Legal/Tax/Financial

Basement

6`3" x 8`8"

Condo Fee:
\$621

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **0310736**

Remarks

Pub Rmks: **Nestled on the most desirable boulevard in Garrison Woods, this beautifully updated inner-city townhome combines elegance and convenience in a rare find. With an authentic brick exterior, this home features an inviting east-facing front, perfect for morning coffee with the sunrise, and a serene, no-maintenance west-facing backyard oasis for evening relaxation. From the moment you enter, pride of ownership is evident in the thoughtful updates and tasteful design choices. The main floor offers an open-concept layout ideal for entertaining, highlighted by natural cherry hardwood floors, a convenient dining space, a coffee nook, quartz countertops in the kitchen and a cozy gas fireplace. The kitchen has premium appliances, including a Thermador dual-fuel stove, Miele dishwasher, and Frigidaire fridge/freezer. Custom lighting, professionally repainted cabinetry with new hardware, and top-down, bottom-up blinds enhance the home's modern elegance. The spacious second-floor bonus room offers a comfortable retreat. It is perfect as a quiet lounge or home office and features a second fireplace. The large second bedroom is ideal for children or guests, with ample storage and access to a luxurious bathroom. The third floor is dedicated to the primary suite, providing privacy and luxury with a beautifully renovated ensuite including a large walk in shower and a beautiful soaker tub and custom cabinetry in the walk-in closet. The finished basement adds versatility, featuring a media room with a bar, sink, dishwasher, a third bedroom and bathroom. Practical updates include new carpets, upgraded laundry appliances, built in speakers throughout the home and a SONOS amp, and a WiFi-enabled garage door opener. The two car garage offers extensive racking, wall-mounted storage, and new motion-sensor exterior lighting for added security. The complex has a solid reserve fund and recent improvements, including a new roof, with snow removal on the central boulevard provided by The City of Calgary. Located just a short stroll from Marda Loop's shops, restaurants, schools, and parks, this lock-and-leave townhome seamlessly blends urban convenience with luxurious living.**

Inclusions:
Property Listed By: **two TVs (guest room and family room)**
Sotheby's International Realty Canada

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









