

# \$899,900 - 207 Somme Avenue Sw, Calgary

MLS® #A2239640

**\$899,900**

4 Bedroom, 4.00 Bathroom, 1,302 sqft

Residential on 0.08 Acres

Garrison Woods, Calgary, Alberta

Welcome to this beautiful family home in the beloved Garrison Woods. This bright and airy two story detached house is situated on a quiet street just steps away from all that Marda Loop has to offer. It has been lovingly maintained with a long list of updates completed since 2021. Step inside the open concept main level featuring quartz counters, stylishly refinished cabinetry and stainless steel appliances. Up to the second level you'll find a spacious primary suite which includes an en-suite and walk-in closet. Additionally on this level are two more bedrooms and a four piece bath. Downstairs you'll find a cozy retreat with a rec room, bedroom, bathroom and laundry/ mechanical. The basement was recently updated with new paint, carpet, trim and baseboard. Enjoy the private backyard with beautiful mature trees that provide privacy, shade, and fresh air for a beautiful urban oasis. The covered front porch is the perfect place to unwind and catch the sun at the end of the day. A rare offering - a Garrison Woods detached home with 4 beds and 4 baths under \$1M - you won't want to miss out on this opportunity to live a dreamy life in Marda Loop.

Built in 2003

## Essential Information

MLS® #                   A2239640

Price                     \$899,900



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,302
Acres	0.08
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	207 Somme Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T5J8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Gas Oven, Water Softener
Heating	Forced Air, Natural Gas, Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard, Rain Barrel/Cistern(s), Rain Gutters
Lot Description	Back Lane, Back Yard, Lawn, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 21st, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	Charles
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