

\$900,000 - 110 Somme Boulevard Sw, Calgary

MLS® #A2271308

\$900,000

5 Bedroom, 3.00 Bathroom, 2,492 sqft

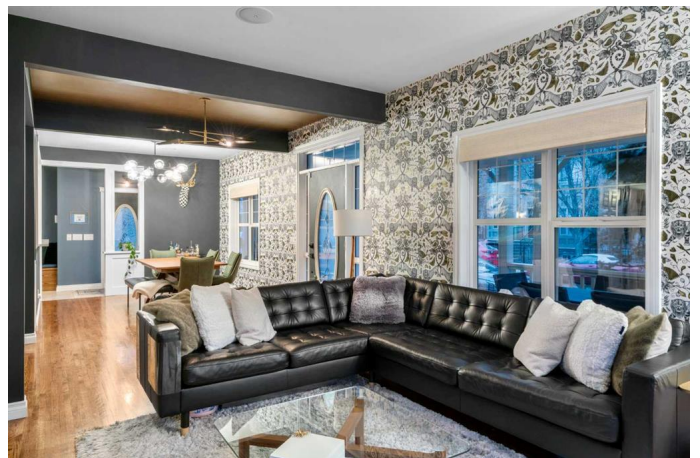
Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Welcome to the premier residence on iconic Somme Boulevard—an executive, five-bedroom end-unit townhome offering 3,321 sq. ft. of refined living in the heart of prestigious Garrison Woods. This exceptional property enjoys rare south, west, and east exposures, immersing the home in beautiful natural light and elevating its European-inspired ambiance. Blending privacy, scale, and sophistication, it offers the presence and grandeur of a detached luxury home in one of Calgary’s most coveted inner-city enclaves.

The main floor sets an elevated tone with nine-foot ceilings, open-riser staircases, rich hardwood, designer German imported wallpaper, curated Carrington lighting, black architectural hardware, and Farrow & Ball “Off-Black No. 57” paint for a moody, refined aesthetic. The sunlit living room with a sculptural gas fireplace flows effortlessly into a sophisticated dining area and a chef’s kitchen appointed with custom solid wood cabinetry, stone counters, a new matte-black faucet, stainless steel appliances, a corner pantry, and a picturesque built-in window bench.

The second floor offers a chic bonus lounge, three beautifully appointed bedrooms, and a stunning turret office wrapped in windows—enhanced with Transylvanian designer wallpaper, new thermal blinds, and



upgraded hardware. Every storage space across the home has been masterfully crafted by California Closets, including closets, pantry, and third-floor built-ins. The top level becomes a private, boutique-hotel-inspired retreat with vaulted ceilings, peekaboo mountain views, a stately library with fireplace, an elegant walk-in wardrobe, and a spa-calibre ensuite with steam shower and soaker tub. The fully developed lower level extends the living experience with a generous recreation area, a fifth bedroom, and an upscale laundry room featuring a nearly new oversized washer/dryer.

Outdoor living is exceptional: a grand south-facing veranda, a sunlit patio with BBQ line, a private backyard, and a covered vehicle refuge with a detached double garage. Additional luxuries include air conditioning, concealed TV wiring systems, new exterior sconces, in-ceiling speakers, and a Vacuflow system.

Just steps from Marda Loop’s boutiques, cafés, restaurants, and fitness studios, this residence embodies upscale inner-city living at its finest.

Built in 2004

Essential Information

MLS® #	A2271308
Price	\$900,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,492
Acres	0.00
Year Built	2004
Type	Residential

Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	110 Somme Boulevard Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T6K6

Amenities

Amenities	Other, Snow Removal
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Range, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Street Lighting, Yard Lights
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed November 19th, 2025
Days on Market 1
Zoning M-CG d44

Listing Details

Listing Office Royal LePage Benchmark

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