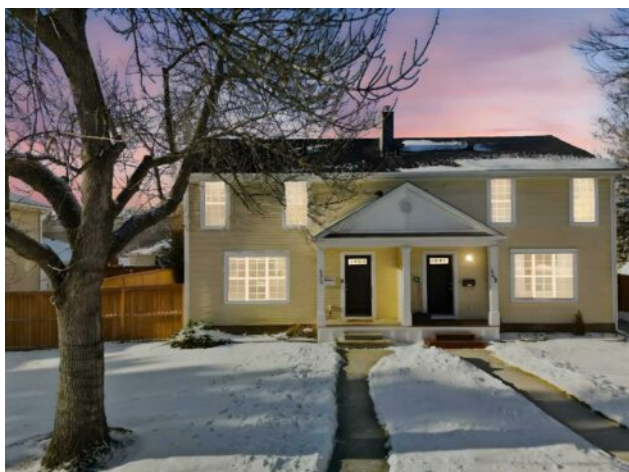


**172 Somme Manor SW**  
**Calgary, Alberta**

**MLS # A2276427**



**\$724,900**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,170 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot, St		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Closet Organizers, Granite Counters, No Smoking Home, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** na

Situated on one of the most sought-after, tree-lined streets in Garrison Woods, this two-storey detached duplex offers 1,150 sq ft of well-designed inner-city living on a large oversized lot with a generous side yard and detached garage. The functional layout features two bedrooms, each with its own ensuite, plus a powder room on the main floor, ideal for both everyday living and entertaining. This home is perfectly positioned in a beautiful, walkable community, just steps from the park and outdoor skating rink, and minutes from the exceptional restaurants, caf  s, and shopping of Marda Loop. Enjoy easy access to downtown, Mount Royal University, and quick connections across the city via nearby major routes and the ring road  making mountain escapes effortless. Outdoor enthusiasts will love being close to bike and walking paths around the Glenmore Reservoir, with direct connections to Fish Creek Park, one of Calgary  s largest urban parks. Nearby amenities also include Glenmore Athletic Park, tennis courts, Earl Grey Golf Course, and additional recreation options for year-round enjoyment. A rare opportunity to enjoy peaceful, walkable inner-city living without sacrificing access to Calgary  s best amenities and outdoor spaces.