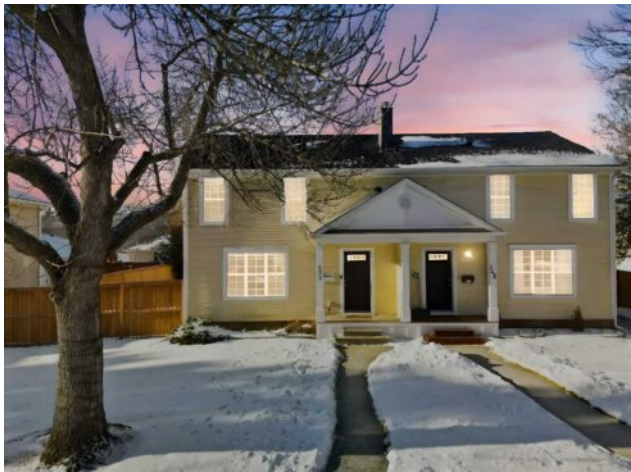


172 Somme Manor SW

Calgary, Alberta

MLS # A2296068



\$709,900

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, No Smoking Home, Storage		
Inclusions:	n/a		

Situated on one of the most sought-after, tree-lined streets in Garrison Woods, this two-storey duplex with no condo fees 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.