

\$1,149,000 - 199 Somme Avenue Sw, Calgary

MLS® #A2266610

\$1,149,000

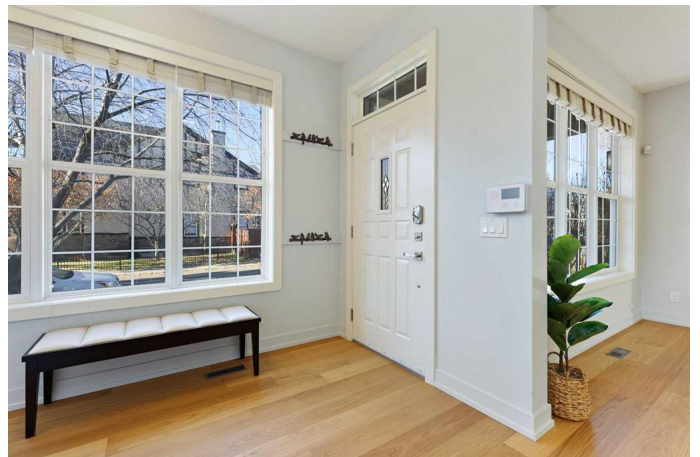
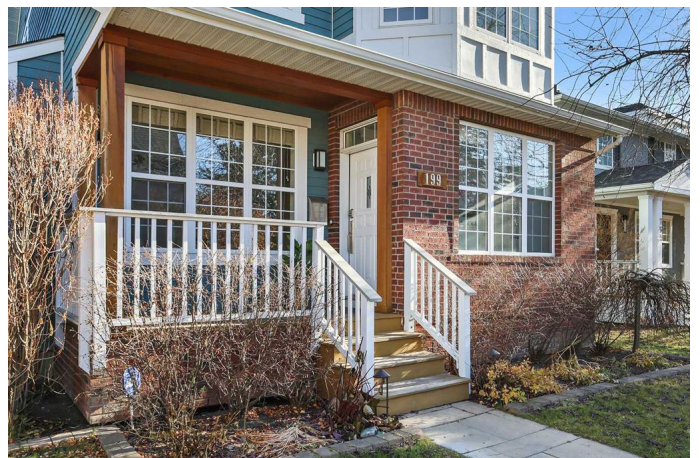
5 Bedroom, 4.00 Bathroom, 1,942 sqft

Residential on 0.08 Acres

Garrison Woods, Calgary, Alberta

Welcome to 199 Somme Avenue SW! This beautifully maintained five-bedroom, three-and-a-half-bathroom home is perfectly situated on one of the most picturesque streets in Garrison Woods—one of Calgary's most sought-after inner-city communities. With timeless curb appeal, a welcoming front porch, and a layout designed for everyday comfort, this property offers the ideal blend of character and functionality. Inside, the home features new engineered hardwood floors on both the main and upper levels, large windows that fill the home with natural light, and thoughtful updates throughout. The spacious kitchen is the heart of the home, complete with granite countertops, updated stainless steel appliances, including a brand-new induction stove, ample cabinetry, a walk-in pantry, and cozy breakfast nook. The adjoining living and dining spaces provide the perfect backdrop for family gatherings or quiet evenings by the gas fireplace. The main floor also includes a laundry room and a mudroom—a must have for a young family, and a convenient half bathroom off the front entryway.

Upstairs, you'll find three generously sized bedrooms—including a primary suite with a walk-in closet and ensuite featuring double vanities and a jet soaker tub. The west sunlight floods the upper level and is highlighted by a bonus loft area ideal for an office or reading/play area for the kids. The basement area extends your living space



and features two additional bedrooms, a three piece bathroom, a spacious rec room, and ample storage.

Outside, enjoy morning coffee on your front porch or host family and friends in your private backyard with an amazing built in BBQ!

Complete with Hardie board exterior siding, this wonderful home also includes a convenient fully functioning irrigation system.

The property features a double detached garage, with built in storage and backs onto a paved alleyway. This home's location

truly can't be beat"just steps from top-rated schools (Masters Academy and Lycee international de Calgary), parks and playgrounds, and minutes to Marda

Loop's vibrant shops, caf s, and restaurants. A short drive brings you to downtown Calgary, making this the perfect home for those who want the best of both urban and community living.

The property comes with Central Air Conditioning, a newer roof (2020), Central Vacuum system, newer furnace and Hot Water Tank.

Not to mention, Somme Avenue has been voted one of the top Halloween streets in the city of Calgary, consistently attracting hundreds of children making it fun for the whole family!

You don't want to miss this one! Book your showing today!

Built in 2003

Essential Information

MLS® #	A2266610
Price	\$1,149,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	1,942
Acres	0.08
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	199 Somme Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 5J8

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer, Window Coverings, Induction Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Entrance, Built-in Barbecue, Outdoor Grill
Lot Description	Back Lane, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 5th, 2025
Zoning R-CG

Listing Details

Listing Office CIR Realty

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