# \$599,900 - 52 Mike Ralph Way Sw, Calgary

MLS® #A2232988

## \$599,900

2 Bedroom, 3.00 Bathroom, 1,891 sqft Residential on 0.05 Acres

Garrison Green, Calgary, Alberta

Beautifully maintained executive 2-storey end-unit townhome in the sought-after community of Garrison Green. This bright and spacious home features hardwood floors throughout the main level, a gourmet kitchen with granite countertops, stainless steel appliances, and a central island, perfect for entertaining.

The open-concept main floor includes a generous dining area and a cozy living room with a gas fireplace. Upstairs, you'II find two large primary bedrooms, each with its own ensuite, walk-in closet, and a convenient second-floor laundry room.

Additional features include a private, fully fenced yard with interlocking stone patio, newer hot water tank, dishwasher, and an oversized double detached garage. Quiet location with easy access to parks, Mount Royal University, and downtown Calgary.

Ideal for professionals or anyone seeking a move-in-ready home in a prime location.







Built in 2008

#### **Essential Information**

MLS® # A2232988 Price \$599,900 Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,891

Acres 0.05

Year Built 2008

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 52 Mike Ralph Way Sw

Subdivision Garrison Green

City Calgary
County Calgary
Province Alberta
Postal Code T2E 0H8

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island, No Smoking Home,

Open Floorplan, Pantry, Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator,

Washer/Dryer

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas
Basement None

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Corner Lot, Landscaped, Low Maintenance Landscape,

Paved

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 20th, 2025

Days on Market 6

Zoning DC (pre 1P2007)

# **Listing Details**

Listing Office CIR Realty

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