

\$1,169,000 - 216 Mike Ralph Way Sw, Calgary

MLS® #A2239181

\$1,169,000

3 Bedroom, 3.00 Bathroom, 2,531 sqft

Residential on 0.13 Acres

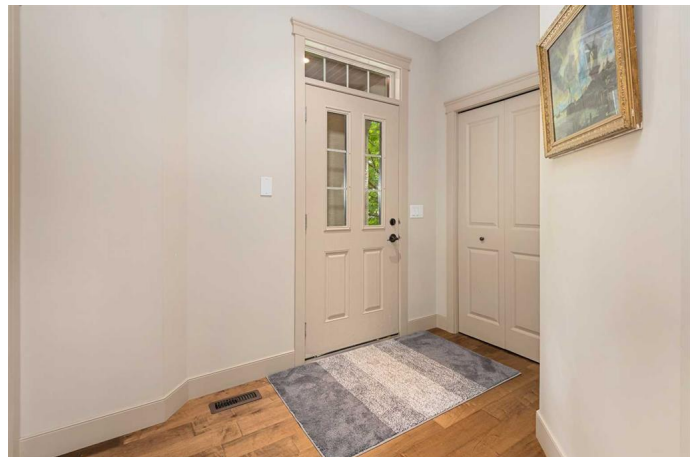
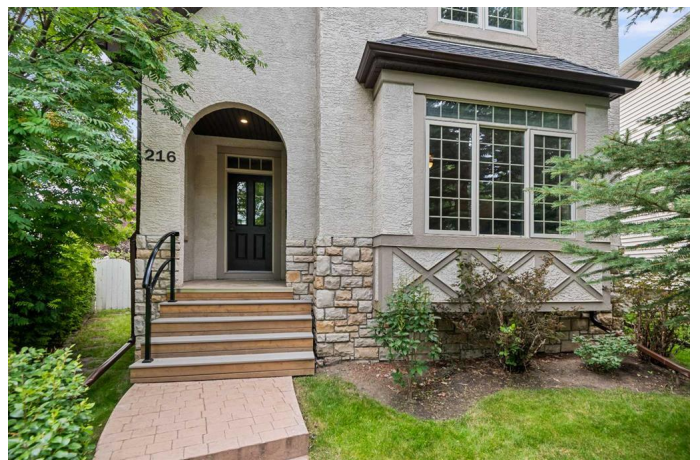
Garrison Green, Calgary, Alberta

Welcome to 216 Mike Ralph Way SW, an immaculately maintained and extensively upgraded home nestled on a quiet street in the prestigious community of Garrison Green. Situated on a large pie-shaped lot, this property boasts exceptional curb appeal with a stamped concrete walkway, a beautifully landscaped yard with built-in sprinklers, and a spacious attached oversized garage with attic storage and potential RV parking.

Step inside to discover a thoughtfully designed floor plan featuring 9-foot ceilings on the main and basement levels, expansive triple-paned windows for natural light, and engineered hardwood flooring throughout the main level. The main floor primary suite includes His & Hers closets, heated tile flooring in the en-suite, and direct access to laundry and a spacious enclosed mudroom.

The gourmet kitchen is equipped with high-end appliances including a Bosch ultra-quiet dishwasher (2018) and a Microwave Speed-Oven (2025), complemented by elegant cabinetry and granite counters. Additional main floor highlights include a renovated powder room (2022) and humidifier (approx. 2021).

Upstairs, you'll find additional bright and versatile living space, and the upper-level deck was resurfaced in 2024, perfect for enjoying



Calgary's summer evenings.

Other recent upgrades include:

New architectural 30-year IKO shingle roof
(2023) with 5-year warranty

60-gallon USG hot water tank (2023)

Central air conditioning

Central vacuum system

Rough-ins for steam shower, security, and
lower-level bathroom

Sump pump for added peace of mind

Zoned R-2 with carriage-house potential

Located just steps from peaceful parks,
playgrounds, and walking paths, and only
minutes to Mount Royal University, top-rated
schools, and quick access to downtown
Calgary, Glenmore Trail, and Westhills
Shopping Centre.

This is a rare opportunity to own a truly turnkey
home in one of Calgary's most desirable
neighborhoods, perfect for families,
professionals seeking luxury upgrades.

Built in 2007

Essential Information

| | |
|------------|-------------|
| MLS® # | A2239181 |
| Price | \$1,169,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |

| | |
|----------------|-------------|
| Square Footage | 2,531 |
| Acres | 0.13 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 216 Mike Ralph Way Sw |
| Subdivision | Garrison Green |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 0H8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Wired for Sound |
| Appliances | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Front Yard, Landscaped, Private, Underground Sprinklers, Paved |
| Roof | Asphalt Shingle |

| | |
|--------------|-----------------|
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 15th, 2025 |
| Days on Market | 7 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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