

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

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MLS® #A2232988

**\$599,900**

2 Bedroom, 3.00 Bathroom, 1,891 sqft

Residential on 0.05 Acres

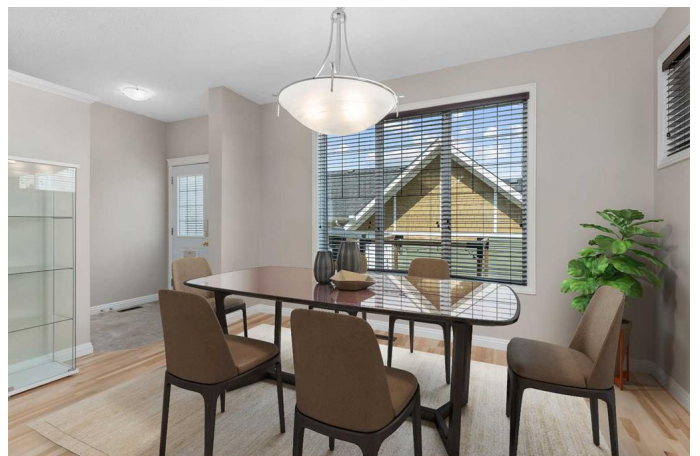
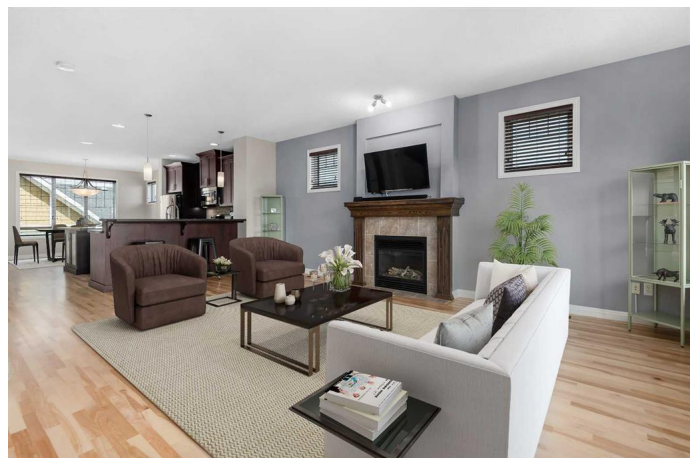
Garrison Green, Calgary, Alberta

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'll 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	12
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	CIR Realty
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