



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

52 Mike Ralph Way SW
Calgary, Alberta

MLS # A2232988



\$599,900

Division:	Garrison Green		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,891 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Low Maintenance Landscape, Paved		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 420
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

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.