



GRASSROOTS
REALTY GROUP

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**50 Mike Ralph Way SW
Calgary, Alberta**

MLS # A2239675



\$324,900

Division:	Garrison Green		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	779 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 192
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

End-unit bungalow-style townhouse with extra windows, private entrance, and a quiet patio. Open floor plan flooded with natural light from three floor-to-ceiling windows. Modern kitchen with quartz counters, gas range, plenty of prep space, and pantry, perfect for cooking and entertaining. Spacious primary bedroom with large walk-in closet. Bonus den for office or gym. In-floor heating, in-unit laundry, assigned parking stall (#18). Recent updates: fresh paint (2025), new water tank (2024), new dishwasher (2022). Prime location: walk to Glenmore Park, Sandy Beach, Marda Loop, and quick access downtown or to the mountains. Low condo fees (\$192.28) include snow removal, parking, and maintenance. Dog-friendly, well-managed, and perfectly located, this is a great opportunity. Book your showing today!