



GRASSROOTS
REALTY GROUP

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152 Mike Ralph Way SW
Calgary, Alberta

MLS # A2254640



\$799,999

Division:	Garrison Green		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,317 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Alley Access, Double Garage Attached, Garage Faces Rear, Paved		
Lot Size:	0.08 Acre		
Lot Feat:	Few Trees, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: 2 Shelving Units in Garage, Fridge and Freezer (basement)

Open House this Saturday, Oct. 25th - 2:00pm to 4:00pm. INCREDIBLE PRICE in one of the most coveted communities in Calgary, Garrison Green. This extraordinary family friendly community features mature trees, multiple parks, paved alleys and is arguably the most pedestrian-friendly neighbourhood in Calgary. This beautiful home boasts over 2600sf of living space with many updates, plus a uniquely large, south facing, back/side yard and a highly prized bonus room (with a bathroom) above the alley-facing garage; this spectacular inner-city infill offers an incredible value proposition. Recent updates include a newer kitchen, newer primary ensuite, newer carpet and brand new paint. The basement is combination of family room and a hockey player's dream space, a custom shooting and development area. The outdoor living space features a well maintained yard, front porch, side deck and rear deck with BBQ gas line. Additionally, the community is very close to several restaurant and shopping options as well as many of Calgary's best private, public and charter schools.