# \$299,900 - 50 Mike Ralph Way Sw, Calgary

MLS® #A2239675

### \$299,900

1 Bedroom, 1.00 Bathroom, 779 sqft Residential on 0.00 Acres

Garrison Green, Calgary, Alberta

Perfect for a first time home buyer or investor (condo fees only \$192/month). 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 with the ability to walk to Mount Royal University, Glenmore Park, Sandy Beach, Marda Loop, and quick access downtown or to the mountains.

Dog-friendly, well-managed, and perfectly located, this is a great opportunity. Book your showing today!

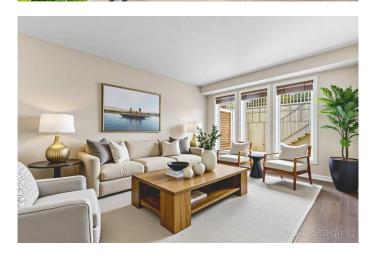
Built in 2008

#### **Essential Information**

MLS® # A2239675 Price \$299,900







Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 779

Acres 0.00

Year Built 2008

Type Residential

Sub-Type Row/Townhouse

Style Bungalow

Status Active

# **Community Information**

Address 50 Mike Ralph Way Sw

Subdivision Garrison Green

City Calgary
County Calgary
Province Alberta
Postal Code T3E 0H8

#### **Amenities**

Amenities Parking

Parking Spaces

Parking Assigned, Stall

#### Interior

Interior Features Closet Organizers, Granite Counters, Open Floorplan, Pantry, Quartz

Counters, Storage, Walk-In Closet(s), Vinyl Windows, No Smoking

Home

Appliances Dishwasher, Dryer, Refrigerator, Washer, Gas Range, Microwave Hood

Fan

Heating In Floor, Natural Gas

Cooling None
Basement None

#### **Exterior**

Exterior Features Private Entrance

Lot Description Corner Lot

Roof Asphalt Shingle

Construction Stone, Composite Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed July 16th, 2025

Days on Market 94

Zoning DC (pre 1P2007)

# **Listing Details**

Listing Office RE/MAX iRealty Innovations

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